HOUSING ELEMENT
of the General Plan

CITY OF CALIFORNIA CITY

FINAL

HOUSING ELEMENT OF THE GENERAL PLAN

CALIFORNIA CITY, CALIFORNIA

FINAL HOUSING ELEMENT PREPARED BY:

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Los Angeles, CA

July 1984

RESOLUTION NO. 11-84-1137

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALIFORNIA CITY APPROVING AMENDMENTS TO THE HOUSING ELEMENT OF THE CITY'S GENERAL PLAN

WHEREAS, the Planning Commission has conducted a duly noticed public hearing to consider amendments to the housing element of the General Plan of the City of California City; and

WHEREAS, the Planning Commission has presented its report and recommendations concerning such amendment; and

WHEREAS, the City Council has conducted a duly noticed public hearing to consider amendments to the housing element of the General Plan; and

WHEREAS, the Council has found, determined and declared that the amendments to the housing element hereinafter described are necessary for the effective planning of the community and accommodate local conditions and circumstances while meeting legal requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CALIFORNIA CITY that the amended housing element attached hereto as Exhibit A and hereby incorporated by this reference be and the same is hereby approved and adopted as an amendment to the housing element of the General Plan of the City of California City.

BE IT FURTHER RESOLVED that the Mayor be and he is hereby authorized and instructed to endorse the original version of the amendment to signify its adoption and approval by the Council.

BE IT FURTHER RESOLVED that the City Clerk be and she is hereby authorized and instructed to attest the Mayor's endorsement of the original version of this amendment and to

file the same in the official records of the City and further to file a certified copy of the amendment with the planning agency of the County of Kern.

PASSED, APPROVED AND ADOPTED this 6th day of November, 1984.

Carol R Figueroa
Mayor

ATTEST:

Thelma M Chance
City Clerk

(SEAL)

E R R A T A

HOUSING ELEMENT OF THE GENERAL PLAN

City of California City

November, 1984

Page	
2-16	Paragraph 4: Add to present sentence the following statement ------- HOWEVER, THERE IS AN ADEQUATE SUPPLY OF EXISTING, PROPERLY ZONED LAND IN THE CITY FOR THESE PURPOSES.
2-16	Paragraph 8: Delete entire paragraph.
2-19	Paragraph 6: Delete entire paragraph.

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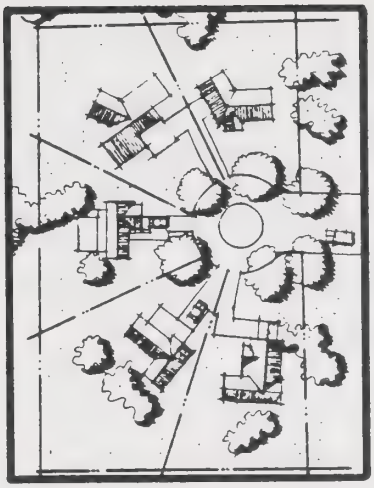
1 Introduction

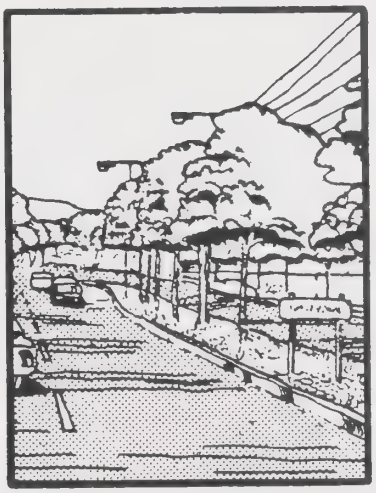
PURPOSE

The California State Planning Act requires that every city and county prepare and adopt a comprehensive, long-term General Plan for its physical development. There are nine mandatory Elements of the General Plan, one of which is a Housing Element. The Housing Element is subject to regulations established under the Health and Safety Code, and consists of standards and plans for the improvement of housing and the provision of suitable sites for housing. The Housing Element must also make provision for the housing needs of all economic segments of the community.

The general plan has been required in the State of California since 1947, however, the housing element has been a mandatory part of the plan only since 1969. Since that time, the rapidly rising cost of housing and its lessening availability to middle as well as lower income groups have prompted the State of California to revise the guidelines for preparation of the housing element. A result of this effort was the Housing and Home Finance Act of 1975, which directed the Department of Housing and Community Development (HCD) to prepare and adopt new guidelines for the preparation and content of the Housing Element. The Draft of this Housing Element was prepared under the guidelines which were adopted in 1977.





Subsequent to those guidelines and during the time the Draft Element was being reviewed by the State Department of Housing and Community Development, AB 2853 was passed. That legislation, which became operative October 1, 1981, amended Section 65302 of, and added Article 10.6 (commencing with Section 65580) to, Chapter 3 of Division 1 of Title 7 of the Government Code. Although the Draft Housing Element was prepared utilizing the 1977 guidelines, it was the decision of the City and County to proceed with the preparation of the final document under the new legislation.

One of the objectives of this Housing Element is to increase public awareness of the specific needs and problems of the community, as well as programs and incentives which will most effectively meet those needs. The adoption of this Housing Element, however, is only the first step toward providing suitable housing for the residents of California City. Actual solutions to housing problems will only be achieved through a well coordinated effort among public officials and administration, private interests, such as lending institutions and developers, and the citizens of the community.

PREPARATION

The preparation of the California City Housing Element may be described as a coordinated, continuing, and comprehensive effort. The key elements were coordination with citizen groups and public agencies, follow-up advisory meetings, a statistical analysis pertinent to California City, and finally, an integration of public response, statistical analysis and programs available to assist needs peculiar to the community.

It should be noted here that the Draft Housing Element (including all statistical analyses) was prepared prior to the 1980 Census. Although the Final document was prepared subsequent to the release of the rusults of the 1980 Census, only population figures from the 1980 Census were available. To maintain consistency between population data and resultant needs analysis data, the 1980 projected figures were utilized in this report rather than the 1980 actual Census figures. For informational purposes, Appendix B contains a comparison between the Housing Element 1980 and 1985 projections and the actual 1980 Census figures.

Citizen representatives of all economic segments of each community were appointed to an advisory committee by the City Council in California City. An early series of meetings involving this committee, local planning/administrative staff, and the project consulting team (EDAW, Inc. and Urban Projects, Inc.) identified public perception of the housing needs and possible solutions to them.

A Housing Element Workbook was devised and distributed to committee members for their review and subsequent response to issues relative to housing needs in California City. Response to issues outlined in the Workbook served as a basis for identifying immediate housing needs and public perceptions of housing and housing problems in the City.

In follow-up meetings, a broad range of programs designed to meet housing needs was identified and assessed according to their suitability for the temperament of the community. Programs discussed and selected by the community included both capital intensive federal assistance programs and lower cost programs administered by private interest groups within the community.

Following adoption of the Housing Element, the citizens' committee may continue to play a valuable role in monitoring the implementation of the plan, as well as in assisting local staff and officials with the periodic updating process.

As the public participation program progressed, a simultaneous effort was underway between the consulting team and the local planning staff - the preparation of a statistical analysis of housing needs. The participation of the Kern County Community Development Department, Kern County Planning Department, Kern County Council of Governments, Kern County

Housing Authority, and California City Planning Staff was crucial in the preparation of this analysis, with California City Planning Staff, the Kern County Community Development Department, and the Kern County Planning Department serving as overseers of the data collection task.

The final phase of the California City Housing Element involved integrating the concensus of public opinion with the results of the statistical analysis into a workable document to steer the community in meeting its housing needs. Portions of the draft of this document were circulated to the citizen committee and public agencies for response prior to publication of the official Draft California City Housing Element.

ORGANIZATION

Figure 1-1 provides an illustration of the role that each chapter plays in the overall assessment of housing needs in California City. The nine chapters are ordered in a sequence that allows for smooth flow from identification of needs to the solutions proposed for California City as required in the State Housing Element legislation. The remainder of this chapter provides a brief synopsis of content for the following eight chapters and the Appendices.

CHAPTER 2: SUMMARY

This chapter provides an executive summary of the key components of the Housing Element, including housing need, programs, opportunities and constraints in each community, and the Regional Housing Allocation Plan. This chapter contains a table which illustrates California City's housing goals, objectives, policies and programs aimed at meeting their needs.

CHAPTER 3: HOUSING NEED

Chapter 3 is an analysis of those deficiencies and problems in a community which constitute housing need. It includes a geographic setting followed by census counts and projections on population, a housing inventory, and an assessment of conditions that pose problems with housing stock. Total housing needs are determined by comparing current, existing, and special needs to existing programs for meeting those needs. The net result is the total unmet housing need in the community, projected through 1985.

CHAPTER 4: HOUSING PROGRAMS

Chapter 4 outlines the City's plan for meeting housing needs over the next five years, including goals and objectives, policies and specific programs. Policies and programs are categorized according to rehabilitation of units, conservation of units, and construction of new units.

CHAPTER 5: AGENCY AND PROGRAM COORDINATION

Housing needs are primarily a function of the general housing market, and housing markets rarely respect local boundaries. For this and other reasons, local government is encouraged to coordinate their housing plans carefully with the County. Areawide issues might include the Regional Housing Allocation Plan, impacts of large-scale development, and growth control measures. Chapter 5 identifies local and county agencies that are concerned with housing needs of the community. Related housing programs in unincorporated Kern County are discussed here, along with the contribution of each community toward solving the total needs of Kern County.

CHAPTER 6: OPPORTUNITIES FOR HOUSING

Chapter 6 assesses the availability and suitability of sites for meeting low- and moderate- income housing needs in California City. A discussion of market and governmental constraints to the provision of housing follows. A consensus of public perception that may constitute constraints is outlined as well, since public opinion often serves as either an impediment or a catalyst in efforts of this nature. This Chapter also contains an analysis of opportunities for energy conservation in residential development.

CHAPTER 7: REGIONAL HOUSING ALLOCATION PLAN

Housing Element legislation requires that each locality shall include (as part of its housing needs) the regional housing needs of persons at all income levels within the general housing market area. Chapter 7 contains the portion of the Regional Housing Assistance Plan for the California City area as prepared by the Kern County Council of Governments (COG), and discusses its relationship to the overall housing needs in the Antelope Valley Housing Area.

CHAPTER 8: UPDATING THE ELEMENT

According to the State legislation, a Housing Element must be updated every five years, with the recommendation that it be reviewed as frequently as appropriate. Chapter 8 provides information pertinent to measuring the success of the Housing Element, as well as methods for assuring that the Element is kept current.

CHAPTER 9: ENVIRONMENTAL REVIEW

An environmental overview has been prepared for unincorporated Kern County and the ten incorporated cities in the County. Metropolitan Bakersfield is addressed in a separate report. Chapter 9 contains a summary of the environmental overview including a highlighting of the issues in California City.

APPENDICES

The Appendix contains information regarding the data analysis and methodology used in the preparation of the Housing Element, and the complete Environmental Assessment for the County Unincorporated Area and ten cities. Appendix topics include: 1) Environmental Assessment; 2) Demographic and Housing Characteristics for Kern County; 3) Statistical Updating Methodology; 4) Glossary of Terms; 5) Glossary of Programs; 6) Citizen Participation Process; and 7) Summary of Special Needs.

FIGURE 1-1 - HOUSING ELEMENT ORGANIZATION

2 Summary

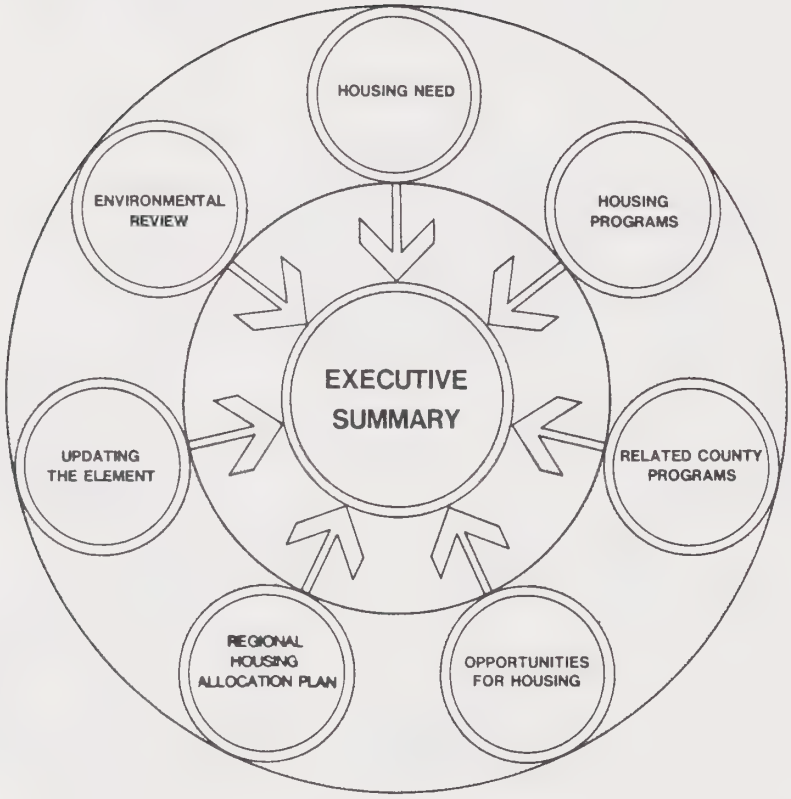


FIGURE 2-1 - ELEMENTS OF THE EXECUTIVE SUMMARY

The Executive Summary serves as a synopsis of the key components of the California City Housing Element, which are detailed in Chapters Three through Nine of this document. The Summary abbreviates a thorough data collection and analysis, as well as the methodology developed to identify the City's housing needs and specific programs to meet those needs. The primary areas of emphasis are, according to respective chapters: Housing Need, Housing Programs, Agency and Program Coordination, Housing Opportunities and Constraints, Regional Housing Allocation Plan, Updating the Element, and the Environmental Review.

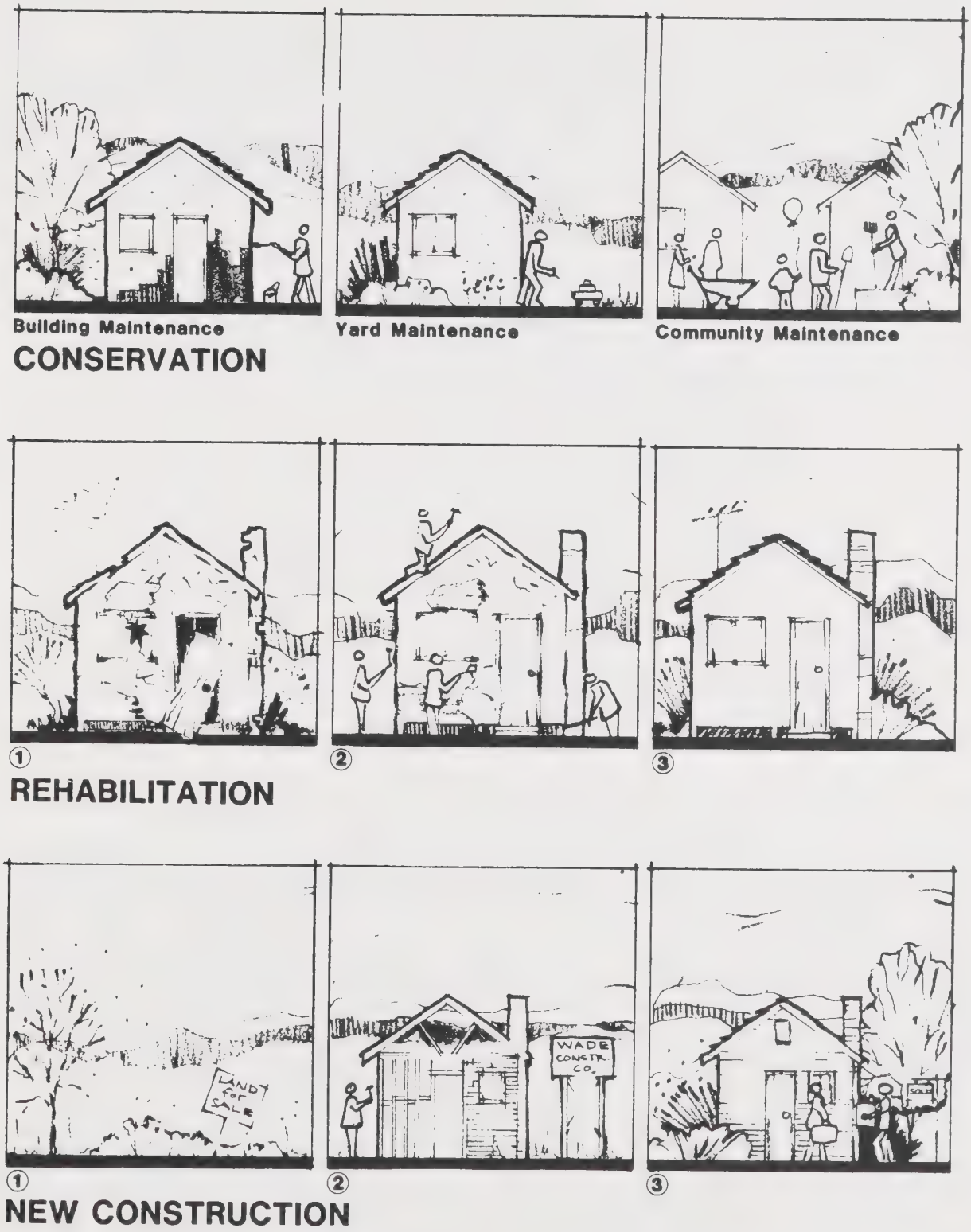


FIGURE 2-2 - METHODS FOR MEETING HOUSING NEEDS

HOUSING NEED

The Housing Element provides policy and program direction to the fulfillment of unmet housing needs in the community. Generally, current housing needs are defined as the cumulation of criteria as outlined below. These components combine to represent the unmet housing need, that is, needs which are not likely to be satisfied through the private market alone or by existing housing program commitments. For California City, the current unmet housing need, according to categories, is as follows:

- The number of dwellings which are substandard and in need of rehabilitation is 51 units, or 5 percent of the total units in the City. All 51 units are in need of only minor rehabilitation, with no units needing major rehabilitation.

- There are no dwellings in the City that are substandard to the degree that they require demolition.

- The number of dwellings which are overcrowded, (households with more than 1.01 persons per room), is 60 units, or 7 percent of the total units in the City.

- The number of dwellings in which the occupants are paying a disproportionate share of their incomes for shelter, (households paying in excess of 25 percent of their incomes for housing), is 96 units, or an average of 12 percent of the total units in the City.

It is estimated that an approximate 50 percent overlap exists with respect to units which are substandard, units which are overcrowded, and units which are occupied by households paying more than one quarter of their incomes for shelter. It is usually the case that most substandard housing is occupied by households in a community paying more than 25 percent of their incomes for housing also have low-or moderate-incomes. Thus, there exists a high degree of overlap between substandard units and overpayment. Another area of overlap occurs where overcrowded units are occupied by low-and moderate-income persons, and where many of a community's overcrowded units are in substandard condition. In California City, it is estimated that currently unmet housing needs exist with respect to almost 185 households.

A comprehensive assessment of the City's housing needs must include consideration of special needs of the community in addition to the quantifiable elements. A careful examination of housing characteristics in California City points out the following special housing needs:

- The disparity between current housing prices and the price levels that California City residents can afford shows that, without substantial downpayments, households earning less than $20,000 per year are unable to purchase the average three-bedroom home without paying over 25 percent of its income for housing. At least half of the City's population has an income below this level.

- With respect to rental housing, the prevailing rates necessitate an income of $13,200 if no more than 25 percent of household income is to be paid for shelter. At least 28 percent of the City's households have incomes below this level. To afford rentals of single family housing, income levels must be at least $16,800 per year. About 48 percent of households in the City have incomes below this level.

- Smaller rental and sales units are difficult to obtain, especially at affordable prices.

- Larger rental and sales units are difficult to secure at affordable prices.

- Housing suitable to the special needs of disabled and handicapped is not available in any measurable degree within the community.

- There is very little rental housing within the community.

The criteria used to establish the current unmet housing need does not consider the dynamics of population growth and the operation of the housing market over time. A projection of future housing needs must calculate such factors as:

- Additional housing stock to accommodate population growth and the formation of new households.

- Additional housing stock to replace units removed by market operations and to provide for an acceptable vacancy rate in the community.

Housing demand projections for California City assume that retirees will continue to be attracted to the desert community, and that no major fluctuations will occur in the employment force at Edwards Air Force Base. Household size is expected to continue declining from 2.96 in 1979 to 2.86 by 1985. The number of occupied units needed to meet housing needs is projected at 942 in 1980 and 1,152 by 1985. Vacancy/demolition allowances

are expected to remain constant at 12 to 13 percent. The total amount of housing needed is projected at 1,077 units in 1980 and 1,306 units by 1985. This represents an increase of 229 units over the five year period from 1980 to 1985, or about 46 units per year.

The total housing need is determined by the cumulation of current housing needs and projected future demand, an estimation of additions to the housing supply, and a calculation of the extent to which anticipated demand will or will not meet the cumulative need. In California City, from 1979 to 1985, new additions to the housing stock are expected to exceed the incremental demand for new housing. If all planned housing is constructed by 1985, current and future needs will be satisfied in all income groups except for the very low-income category, where the need is expected to remain constant.

In the very low-income category, much of the housing need is attributable to substandard housing conditions, overcrowding, and overpayment for shelter. To the extent to which these situations are improved, the cumulative need may be reduced by 1985.

HOUSING PROGRAMS

The ultimate goal of the City in undertaking the preparation of a Housing Element is to provide an adequate supply of sound, affordable housing in a safe and satisfying environment for residents and others who wish to live in California City. The housing programs section sets forth appropriate and achievable responses to the needs identified in the previous section. Table 2-1, on pages 2-6 and 2-7 synthesizes the objectives, policies and specific program responses that are detailed in Chapter 4 of this document. Objectives are intended to provide an overall framework for efforts to meet the City's housing goal. They reflect the community's priorities at the present time and may be modified periodically to remain responsive to changing community profiles. A policy framework has been developed to guide decision-making and actions taken to meet the objectives. A series of specific program responses to the identified housing needs has been formulated within the framework set by the policy statements. These programs are intended to set forth the nature of activity on actions which the California City views as appropriate to its needs and priorities. Policies and programs are categorized according to rehabilitation of units, conservation of units, and construction of new units.

AGENCY AND PROGRAM COORDINATION

Chapter 5 outlines the activities and responsibilities of the various governmental agencies (along with private entities) whose

TABLE 2-1
HOUSING PROGRAMS - CALIFORNIA CITY

GOAL: To provide an adequate supply of sound, affordable housing in a safe and satisfying environment for residents and others who wish to live in California City

OBJECTIVES	POLICIES	PROGRAMS
1. To increase the supply of sound housing at prices affordable by all residents through the construction of an annual average of 55 to 70 units over the next five years.	1.1 - Encourage the development of a price-balanced housing stock within the community, suitable to the economic needs of community residents. 1.2 - Encourage the private development of housing designed and priced to suit the special needs of the elderly and disabled. 1.3 - Encourage the development of additional rental units at a variety of prices. 1.4 - Encourage the development of additional ownership housing opportunities at prices affordable by all segments of the community. 1.5 - Maintain the low density residential character of California City. 1.6 - Encourage the use of passive design concepts which make use of the natural climate to increase energy efficiency and reduce housing costs.	Assisted Housing for the Elderly and Handicapped: Policies 1.1, 1.2, 1.3 Farmers Home Administration Section 515 Program: Policies 1.1, 1.2, 1.3 Municipal Mortgage Loan Programs: Policies 1.1, 1.4, 1.5 Housing Information Hot Line: Policies 1.1, 1.2, 1.3, 1.4 Housing Information Outreach Program: Policies 1.1, 1.2, 1.3, 1.4 Local Plans and Standards Review: Policies 1.1, 1.2, 1.3, 1.6 Affordable Housing Incentives Program: Policies 1.1, 1.2, 1.3, 1.4, 1.6 Energy Conservation Library: Policy 1.6
2. To increase the supply of sound housing in the City through the rehabilitation of 50 percent of those units which currently are substandard.	2.1 - Encourage the rehabilitation of both owner-occupied and rental units throughout the community. 2.2 - Provide financial and technical assistance to those property owners wishing to participate in a residential rehabilita- program.	Low-Interest Home Improvement Loan Programs, including: Farmers Home Administration Section 502 Loan Program: Policies 2.1, 2.2, 2.3, 2.4

TABLE 2-1 (CONTINUED)

OBJECTIVES	POLICIES	PROGRAMS
Objective 2 continued	2.3 - Aggressively pursue the acquisition of grant or other funds sufficient to finance rehabilitation of all dwellings considered substandard at the time of adoption of this Element. 2.4 - Encourage community self-help activities to promote housing rehabilitation within the City.	Farmers Home Administration Section 504 Loan 1 Grant Program: Policies 2.1, 2.2, 2.3, 2.4 HUD Section 8 Moderate Rehabilitation Program: Policies 2.1, 2.2, 2.3, 2.4 Marks-Foran Residential Rehabilitation Act: Policies 2.1, 2.2, 2.3, 2.4 Community Home Repair Assistance Program: Policies 2.1, 2.2, 2.4 Materials Grant Program: Policies 2.1, 2.2, 2.3, 2.4 Home Improvement Information Program: Policies 2.1, 2.2, 2.3, 2.4
3. To maintain the supply of sound housing in the City through conservation of the currently sound housing stock and to support housing conservation efforts in adjacent unincorporated areas.	3.1 - Promote increased awareness among property owners and residents of the importance of continuous maintenance to long-term housing quality. 3.2 - Encourage owners and occupants of sound housing to maintain that housing on a continuous basis. 3.3 - Promote community self-help efforts in support of housing conservation.	Home Maintenance Counseling Program: Policies 3.1, 3.2, 3.3 Neighborhood "Clean-Up/Fix-Up" Campaigns: Policies 3.1, 3.2, 3.3 HUD Section 8 Housing Assistance Payments Program: Policies 3.1, 3.2, 3.3

input and cooperation are essential to the implementation of the Housing Element. Table 2-2 on the following pages illustrates proposed housing programs and the necessary actions and cooperative efforts required of various public and private entities to accomplish each one.

A critical element of the coordination efforts at the local level is insuring the consistency of the programs proposed in this document with the overall General Plan for the community. During the preparation of this document, all existing plans were reviewed in an effort to maximize consistency where goals and objectives were still relevant. The Housing Element of 1972 contained goals and objectives of a general nature; however, it was not accompanied by an implementation plan. While many of the goals and objectives in the 1972 Plan were utilized, the current Element has been expanded to reflect the changing political climate and community profile stressed as a result of the citizens' meetings and interface with local planning staff and elected officials.

HOUSING OPPORTUNITIES AND CONSTRAINTS

The ability of a community to provide suitable housing to meet the needs of residents from all economic segments is largely dependent upon opportunities within the community which avail themselves to the development of housing. Primary considerations in assessing opportunities for housing include: the availability of land for residential development, the community's ability to provide adequate services and infrastructure to the sites, market and governmental constraints to the provision of housing, public perceptions relative to housing issues in the community, and plans and standards for the development of housing in the City.

A land use inventory was undertaken for California City to determine whether there is sufficient vacant, residentially-zoned land within the City limits to meet the projected housing needs through 1985. There is a large amount of land available for residential development in the City, perhaps as much as 100 square miles of area. Although this entire area would not be available for development by 1985, the approximately 70 acres needed to meet housing demand will be available.

The ability and willingness of the community to provide adequate services and infrastructure to new housing development is an important element in meeting future housing needs. Table 2-3 on the following pages serves as a comprehensive overview of all utilities and public services in California City, and sets the tone for possibilities of future development in the area.

TABLE 2-2
AGENCY COORDINATION SUMMARY
CALIFORNIA CITY

	RESPONSIBLE ENTITY								
PROGRAM	CITY	COUNTY	STATE	FEDERAL	C.D. DEPARTMENT	HOUSING AUTHORITY	SPECIAL PURPOSE DISTRICTS	KERN COG	OTHER
1.a-Assisted Housing for the Elderly and Handicapped	-Provide technical assistance to non-profit sponsors in program requests -Assist in site selection process, as requested -Publicize/promote program		-HCD provides technical assistance to non-profit groups, as apprpriate	-HUD reviews program requests and provides project funding	-Provide technical assistance to non-profit groups in program implementation -Assist in formation of non-profit groups, as appropriate	-Provide technical assistance and program information to non-profit groups -Assist in formation of non-profit groups, as appropriate -Administer Section 8 program, if required		-Provide technical assistance to non-profit group, as appropriate	-Non-profit groups request project funding and initiate programs
1.b-Farmers Home Administration Section 515 Rental Housing Program	-Assist in formation of non-profit organization -Assist in identifying limited profit organizations -Provide technical assistance/information to developers -Assist in site evaluation -Assist in program promotion to citizens, as appropriate			-FmHA provides project financing -HUD approves Section 8 Housing Assistance payments (optional)	-Assist in formation of non-profit organizations, if appropriate	-Assist in formation of non-profit organizations -Assist in identification of limited profit organizations -Administer Section 8 Housing Assistance Payments Program (optional)			-Developers initiate and manage project
1.c-Municipal Mortgage Loan Programs	-Issue tax exempt bonds for mortgage financing				-Assist City in determining program feasibility -Assist in program promotion -Fund and operate program				-Lending institutions generate and process loan applications -Private developers obtain advance commitments for project funding

TABLE 2-2 Continued
Agency Coordination Summary
California City

	RESPONSIBLE ENTITY								
PROGRAM	CITY	COUNTY	STATE	FEDERAL	C.D. DEPARTMENT	HOUSING AUTHORITY	SPECIAL PURPOSE DISTRICTS	KERN COG	OTHER
1.d-Housing Information Hot Line	-Promote program in City	-Assist in training operational personnel (optional)		-HUD supplies grant monies for program operation and a variety of printed materials	-Fund and operate program				-Private organizations to operate program (optional)
1.e-Housing Information Outreach Program	-Promote program in City -Assist in identifying persons/organizations to provide program expertise		-Provide technical assistance on program matters to C.D. Dept.	-HUD supplies grant monies for program operation	-Overall program development and coordination	-Assist C.D. Dept. with program information		-Assist C.D. Dept. with program information	-Developers/lending institutions assist C.D. Dept. with program information
1.f-Local Plan and Standards Review	-Review local codes and ordinances -Revise codes and ordinances, if necessary -City Council and Planning Commission approves revisions -Staff assists developers in site selection, interpretation of codes/ordinances -Prepare grant application, if required				-Assist in program publicity, as appropriate				-Private developers initiate projects

TABLE 2-2 Continued
Agency Coordination Summary
California City

PROGRAM	RESPONSIBLE ENTITY								
	CITY	COUNTY	STATE	FEDERAL	C.D. DEPARTMENT	HOUSING AUTHORITY	SPECIAL PURPOSE DISTRICTS	KERN COG	OTHER
1.g-Affordable Housing Incentives Program	-Review existing development requirements -Determine range of potential developer incentives -Obtain input on incentives from builders/developers/City Council/Planning Commission -Publicize final program details -Assist developers with program utilization				-Assist with defining program parameters -Provide funding for incentive options (optional) -Assist with program				-Developers assist with program development and review
1.h-Energy Conservation Library	-Planning and Building Departments supply materials or information to be requested through the County Library System -County Library System house energy conservation reference materials		-Provide technical assistance on energy conservation programs		-Provide funds for library materials acquisition -Assist with program publicity through other C. D. Dept. activities				-Utility Companies make available resource materials and conservation techniques

TABLE 2-2 Continued
Agency Coordination Summary
California City

PROGRAM	RESPONSIBLE ENTITY								
	CITY	COUNTY	STATE	FEDERAL	C.D. DEPARTMENT	HOUSING AUTHORITY	SPECIAL PURPOSE DISTRICTS	KERN COG	OTHER
2.a(1)-Farmers Home Administration Section 502 Program	-Publicize/promote program -Provide assistance to homeowner in making loan requests to FmHA			-FmHA approves loan requests	-Publicize program through other rehabilitation efforts -Assist homeowners to prepare loan applications -Assist in locating persons to do rehabilitation work				-Homeowners request loans from FmHA -Builders/contractors available to do rehabilitation work
2.a(2)-Farmers Home Administration Section 504 Loan/Grant Program	-Assists in program publicity -Provides assistance to homeowners in requests to FmHA, as appropriate			-FmHA approves loan and grant requests	-Publicize program through other rehabilitation efforts -Assist homeowners in loan and grant requests to FmHA -Assists in locating persons to do rehabilitation work				-Homeowners request loans or grants from FmHA -Builders/contractors available to do rehabilitation work

TABLE 2-2 Continued
Agency Coordination Summary
California City

PROGRAM	RESPONSIBLE ENTITY								
	CITY	COUNTY	STATE	FEDERAL	C.D. DEPARTMENT	HOUSING AUTHORITY	SPECIAL PURPOSE DISTRICTS	KERN COG	OTHER
2.a(3)-HUD Section 8 Moderate Rehabilitation Program	-Provide technical assistance/ data for development proposals -Encourage property owners to participate in project			-HUD-FHA provides mortgage insurance -HUD funds Section 8 HAP's		-Assist property owners in develment proposals to HUD -Administer Section 8 Program			-Property owners or developers submit development proposals to HUD; seek financing to accomplish project -Lending institutions fund rehabilitation projects
2.a(4)-Marks-Foran Residential Rehabilitation Act	-Define rehabilitation plan -Obtain Bond Counsel -Issue tax exempt bonds	-Provide technical assistance, as appropriate	-CHFA provides mortgage insurance for program (optional) -HCD provides program funds (including monies for mortgage insurance)	-FHA provides mortgage insurance for program (optional)	-Provide technical assistance, as required -Utilize Block Grant funds for mortgage insurance (optional)	-Issue tax exempt bonds (optional)			-Bond counsel assists with bond sale -Lending institutions generates and process loan application
2.b-Community Home Repair Assistance Program	-Coordinate promotional efforts through on-going City information programs								-Civic, Service or church groups initiate projects
2.c-Materials Grant Program	-Request funding from CDBG Program Fund -Apply for additional grant funds from other sources, as appropriate -Coordinate with volunteer groups in program operation			-HUD approves CDBG program requests	-Requests to HUD for program funding through CDBG application				-Volunteer organization utilize funds to assist with Program 2.2

TABLE 2-2 Continued
Agency Coordination Summary
California City

PROGRAM	RESPONSIBLE ENTITY								
	CITY	COUNTY	STATE	FEDERAL	C.D. DEPARTMENT	HOUSING AUTHORITY	SPECIAL PURPOSE DISTRICTS	KERN COG	OTHER
2.d-Home Improvement Information Program	-Promote program in the City -Assist in identifying persons/organizations to provide program expertise -Assist in program implementation (if appropriate)		-Provide technical assistance on program matters to C.D. Dept.	-HUD supplies grant monies for program operation	-Overall program development and coordination	-Assist C. D. Dept. with program information		-Assist C. D. Dept. with program information	-Developers/builders/lending institutions assist C. D. Dept. with program information
3.a-Home Maintenance Counseling Program	-Make grant application to State HCD for program funding -Promote program with local contactors, handymen, tradesmen, educational institutions -Request funding from County C D Dept. to supplement State HCD funds -Assist in identifying persons/organizations to provide program expertise -Promote program throughout City		-HCD may provide program funding	-HUD approves funds for program operation	-Provide technical assistance to City in grant application package -Request Block Grant funds for program operation				-Local contractors/handymen/tradesmen/educational institutions participate in program
3.b-Neighborhood "Clean-Up/Fix-Up" Campaigns	-Promote program throughout City -Provide trash pick-up -Encourage involvement of civic, church and service organizations								-Civic groups, church organizations and service clubs participate in program -Publicity from local news media

TABLE 2-2 Continued
Agency Coordination Summary
California City

	RESPONSIBLE ENTITY								
PROGRAM	CITY	COUNTY	STATE	FEDERAL	C.D. DEPARTMENT	HOUSING AUTHORITY	SPECIAL PURPOSE DISTRICTS	KERN COG	OTHER
3.c-HUD Section 8 Housing Assistance Payments Program	-Promote program through housing information systems			-HUD approves additional allocation requests from Housing Authority		-Request additional program allocations -Administer program			-Property owners participate in program

Attempts to provide housing to all segments of the community can be met with prohibitive constraints. Generally, these constraints can be overcome or coordinated with program alternatives. In order to maximize positive changes, it is essential that possible constraints are identified and investigated so that appropriate solutions can be applied. For the purpose of this study, constraints relative to housing conditions have been categorized as market constraints, governmental constraints and public perception constraints. The following items have been isolated for consideration in California City.

Market constraints are those such as high interest rates, inflation, labor shortages, and other economic variables. The following items are of concern in meeting the identifiable housing needs in the City:

- Patterns of land ownership have resulted in a sprawling configuration of development in the City.

- There is a lack of commercial and industrial space, therefore, local employment opportunities and commercial services are limited.

- The availability of financing for investment property construction and maintenance is limited.

- The shortage of rental units results in a market for substandard rental units and a lack of incentives for landlords to maintain investment properties.

- The high costs associated with borrowing money often discourages potential home purchase or rehabilitation.

- Mobile homes, normally an affordable source of housing, are not affordable to low-income residents of California City because of a limited number of available lots which has driven the prices up significantly.

- Additional construction costs are incurred by the necessity of importing labor and materials.

- The rising cost of labor, land and materials has made the provision of low- and moderate-cost housing impossible without government assistance.

- The electrical cost of heating and cooling homes not served with natural gas raises the costs of household operations to a significant degree.

TABLE 2-3

UTILITIES AND SERVICES AVAILABILITY

California City

1979

SERVICE	AGENCY	EXISTING CAPACITY	FUTURE CAPACITY	LIMITATIONS
WATER	-California City Community Services District -Antelope Valley-East Kern Water Agency Area (AVEK)	-2.67 mgd avg. demand 1978 -6 wells pump from groundwater basin	AVEK water will supplement City's water needs based on annual projections	Original water system in first community has an inadequate design
SEWER	California City Community Services District	-.2 mgd capacity -.34 mgd capacity after plant expansion -Currently at capacity	-Projected demand of 1.59 mgd in 1985 -80% of pop. served on completion of plans -Citizens within 200-300 feet of sewer line reg to hook up	Funding for facility expansion
SOLID WASTE	Kern County Public Health Department	Mojave landfill site-adequate capacity	Adequate through 1985	None
ENERGY	-Southern California Edison Company -Southern California Gas Company	Adequate supply of energy	Adequate through 1985	Expensive electricity rates due to limited supply of natural gas
EDUCATION	Mojave Unified School District	-1 elementary school in City (other grade levels bussed to Mojave) -Avg. 19 students per classroom	Capacity of elementary school adequate through 1985	Lack of a junior and senior high school within City

TABLE 2-3 (CONTINUED)
UTILITIES AND SERVICES AVAILABILITY

California City
1979

SERVICE	AGENCY	EXISTING CAPACITY	FUTURE CAPACITY	LIMITATIONS
PARKS AND RECREATION	California City Parks and Recreation Department	-No master plan -10 "campsite" parks scattered throughout City -2 golf courses -Various recreation facilities	No standards to base future capacity on	None
HEALTH	California City Medical Center	-1 part-time doctor -No ambulance service -Not serving populations' needs adequately	Need additional facilities/personnel	Funding
FIRE	California City Fire Department	-4-5 minute maximum response time within inhabited areas -3 firemen -11 volunteers	Undetermined-Dependent on form of development and construction of new station	-Short-term deficiencies in water system -Difficult to serve outlying recreation areas
POLICE	California City Police Department	-3-5 minute average response time within inhabited areas -7 sworn officers -Need 3 additional officers	Will need additional officers to meet growth needs	Difficult to serve outlying recreational areas

- The lack of a 24-hour emergency medical facility in the City is a deterrent to retirees locating there, and makes the City ineligible for certain sources of government assistance.

- Due to the lack of comparable properties, financing is difficult to obtain for mobile homes, condominiums, investment properties, and second homes.

Governmental constraints such as inflexible land use plans and bureaucratic red tape are more susceptible to change since they are more easily isolated than market or public perception constraints. The following items have been identified in California City from data provided by local agencies, as well as through comments made at public meetings:

- Water lines and roads are showing signs of deterioration in some areas and require maintenance.

- Available building sites in the City are often inaccessible to municipal services and amenities.

- The commitment to provide utilities to undeveloped areas has diverted funds from existing urban areas where the infrastructure is in need of extension and maintenance.

Public perception constraints can be crucial to the success of housing needs of the community being met. Several generally held perceptions which surfaced in a series of public meetings held in California City are as follows:

- Lack of awareness of housing programs that may be available to the community.

- Resistance to federally sponsored programs which involve direct government participation that would possibly pre-empt local control.

- Minimal citizen participation in rehabilitation and conservation efforts.

Although there are governmental, market and public perception constraints which should be modified or eliminated to facilitate development, there are opportunities available to the government which could, if utilized properly, stimulate development in general, or at least maximize development potential.

One such development opportunity is the utilization of energy conservation measures in new housing development or rehabilitation. To encourage incorporating energy saving devices in area housing, the City will be participating in an energy conservation library program in conjunction with the County Planning, Community Development Department and Library System.

New legislation became effective in 1981 which furthered housing opportunities throughout the state. The two which have the most relevance in the California City area are SB1960 and AB1151.

Through SB1960, mobile homes can now be located in single-family residential zones. The City passed Ordinance 81-298 to implement this legislation.

With AB1151, developers who reserve at least 25 percent of residential developments for low- and moderate-income persons, the locality in which such units are located must provide compensating incentives to the development. The law requires such incentives to be either (1) a 25 percent density bonus, or (2) a combination of two other incentives.

As part of the Housing Programs identified in this Element, the City will establish a program to identify incentives which meet the comprehensive housing, land use, planning and fiscal needs.

Housing plans and specifications are subject to requirements imposed by the City and/or County. Additional requirements are sometimes in effect when funding comes from such public agencies as the Department of Housing and Urban Development (HUD) and the Farmers Home Administration (FmHA). The standards set forth by both HUD and FmHA are available for review in Chapter 6 of this document.

REGIONAL HOUSING ALLOCATION PLAN

In accordance with Assembly Bill 2853, the Kern County Council of Governments prepared the Regional Housing Allocation Plan. This plan discusses on a regional basis, the projected housing needs of all economic segments of the population within the five market areas in the County. To determine need on a regional basis, the plan considers six major factors: market demand, employment opportunities, availability of suitable sites and public facilities, type and tenure of housing need, and the housing need of farmworkers. As stipulated in the law, the plan seeks to avoid the impact of distributing housing in localities with relatively high proportions of lower income households. Only portions of the Antelope Valley Housing Market Area (which includes the City of California City) are included.

UPDATING THE ELEMENT

The Department of Housing and Community Development recommends revision of the Housing Element at least every 5 years. By keeping track of program implementation and changes in housing conditions on a yearly basis, the planning staff will be able to accurately advise the City Council of the need for significant update of the Housing Element when the need arises.

To evaluate the effectiveness of the selected programs in the Housing Element, the City should consider factors such as the following: acceptability and adaptability to the local situation, current level and availability of funding, changing community needs and priorities, changing priority for use of City staff and funds, changes in the housing market, and the availability of new federal, state or locally administered programs. Citizen participation is an important element in maintaining a desirable level of responsiveness within the community.

This document has provided a sample form designed to assist in the annual review of the programs identified in the Housing Element. The form sets forth a "bookkeeping" approach to monitoring building activity on a regular basis, thereby eliminating the need for additional staff or expanded departmental budget for updating the Element.

ENVIRONMENTAL REVIEW

The Housing Element is subject to laws governing environmental review, specifically the California Environmental Quality Act (CEQA) of 1970. The purpose of the environmental review is to insure consideration of environmental issues and, where appropriate and feasible, to include measures that reduce or eliminate potentially detrimental effects that may result from the governmental action. Chapter 9 contains a synopsis of the environmental impacts relative to the Housing Element for California City, extrapolated from the Master Environmental Assessment prepared for unincorporated Kern County and the ten incorporated cities within the County.

Chapter 9 has been divided into three sections, as follows:

- Environmental Review: A statement of the initial procedures which were followed in the preparation of the environmental evaluation and the factors which must be considered when preparing an evaluation of any policy document.

- Environmental Setting, Impact and Mitigation Analysis:

  A description of the study area, followed by an evaluation of physical, social, and economic impacts of potential significance within the community, as well as relevant planning considerations. Measures which would serve to mitigate, or "soften," potential adverse impacts, (both direct and secondary), are identified here.

- Environmental Review Procedures: A description of the process by which the assessment will be reviewed by both public and private sectors. The process is also discussed through which site specific projects, subsequent to the Housing Element adoption, will be reviewed.

The findings of the initial study and the Environmental Assessment indicate that, although the proposed Housing Element could potentially have a significant adverse effect on the environment, with inclusion of the mitigation factors as proposed, no significant effects will be experienced by California City. The summary of the findings contained in this chapter and the initial study have been distributed to the appropriate agencies for review and comment along with the Draft Housing Element.

The Housing Element will have little direct impact on the physical and socio-economic environment; and the impacts experienced, if the programs of the Housing Element are successful, will be primarily beneficial. The secondary impacts that do occur will result from the increase in housing units that normally would not be developed without the impetus of, and programs suggested within, the Housing Element.

The mitigation measures described generally result from existing review requirements for individual projects and current local,

state and federal programs. Based upon the potential impacts and appropriate mitigation measures described, the recommended finding is that, with inclusion of the mitigation measures, no significant impacts should be experienced with the adoption of the proposed Housing Element in California City.

3 Housing Need

The major objective of the Housing Element is to make adequate provisions for the housing needs of all economic segments of the community. It is essential, therefore, that an accurate profile of the community is developed so that housing needs may be identified. Chapter 3 provides a statistical and socio-economic analysis of conditions and problems in the community which constitute housing need.

The consulting firm of Urban Projects, Inc. was instrumental in the data collection and analysis of housing needs. The participation of the Kern County Community Development Department, Kern County Planning Department, Kern County Council of Governments, Kern County Housing Authority, and the California City Planning Staff was crucial in the Preparation of this analysis, with the California City Planning Staff, Kern County Community Development Department, and the Kern County Planning Department serving as overseers of the data collection task. The sources of a majority of the data in Chapter 3 were the U.S. Bureau of the Census and the California State Department of Finance.

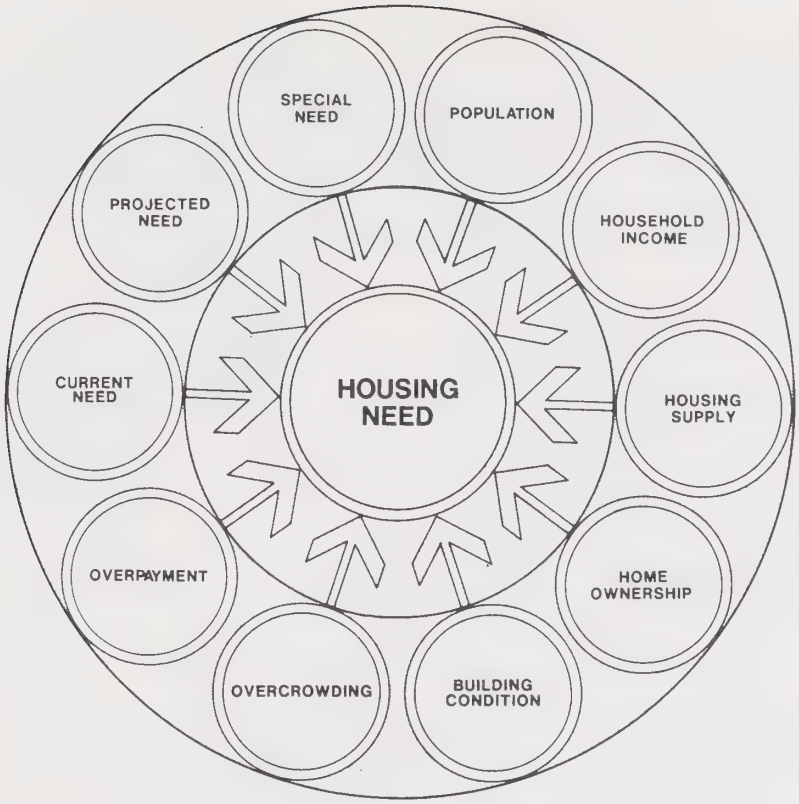


FIGURE 3-1 - ELEMENTS OF HOUSING NEED

Chapter 3 is prefaced by a section on geographic setting and background. Other sections fit into the categories of:

1. People, including data on population, age distribution, ethnicity, etc.; and

2. Houses, including housing inventory and prices of housing, building permit history, etc.; and

3. People in the houses, including household size and inventory, overcrowding, overpayment for shelter, etc.

Housing needs are ultimately determined through a consideration of current and projected needs, and special needs of the community. Current programs presently helping to meet housing needs are considered. An overall assessment of these elements result in a scenario which illustrates the total unmet housing need of the community.

Geographic Setting

California City is located in the southeastern portion of Kern County on a high desert plain within the Antelope Valley. The terrain is level with vistas of the San Gabriel Mountains to the south and the Tehachapi Mountains to the northwest. Climate for California City is characterized by low humidity, low average rainfall (approximately 5 inches annually), wide fluctuations in temperature, and strong prevailing to gusty winds from the southwest.

Development in this area is a recent phenomenon, the result of promotional land sales initiated in the 1950's. The City, which incorporated in 1965, has a total area of 186 square miles. It is the third largest city in terms of land area in California. Ninety-seven percent of the land in subdivided areas lies undeveloped. Most development in California City occurs in the westernmost portion of the City, with development in other areas restricted by the lack of paved roads and a potable water supply.

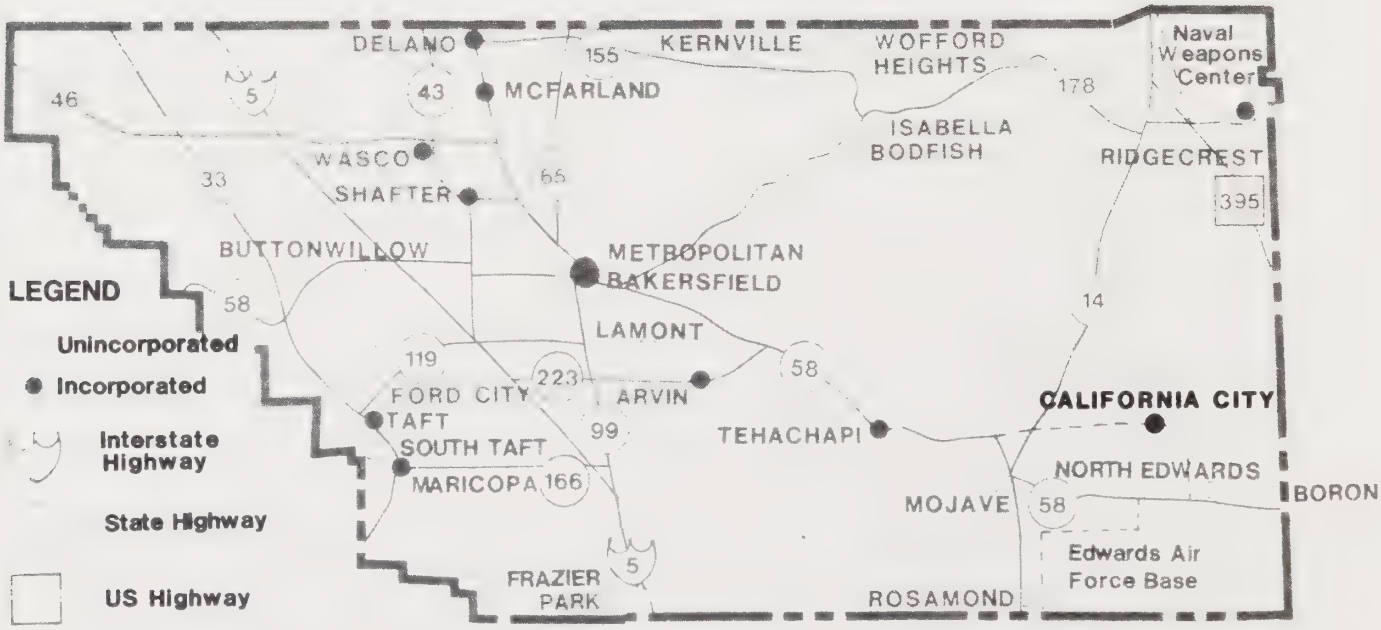
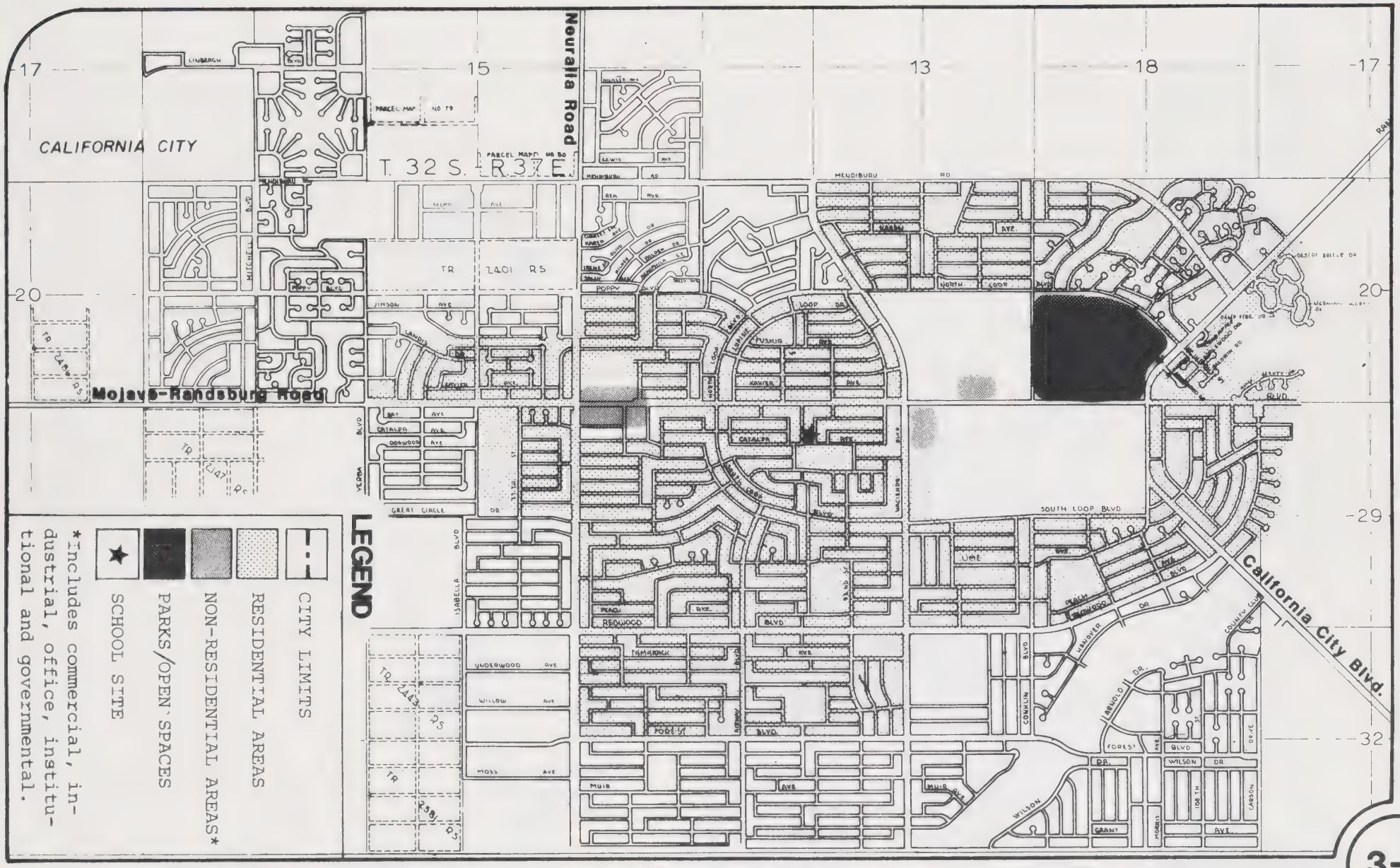


FIGURE 3-2 - REGIONAL LOCATION

CALIFORNIA CITY HOUSING ELEMENT



LOCAL SETTING

SOURCE: EDAW Inc.

SCALE:(in feet)

0 800 1600 3200 4800

Prepared by:
EDAW inc.

North

3-3

Population

California City has had a population increase of almost 90 percent between 1970 and 1977, to nearly 2,500 people. This large growth rate is attributable to its relative "newness" as a community. Future population levels are expected to reach 2,800 by 1980 and 3,300 by 1985. Obviously, by comparison to Kern County as a whole, California City has experienced an extraordinarily high growth rate. See Table 3-1 and Appendix B.

Low densities and the unique desert environment appeals to many retirees. In addition, Edwards Air Force Base provides a major employment center for managerial, technical and skilled occupations. The proximity of the City to employment opportunities, coupled with a continuous immigration of retirees, is expected to stimulate additional population growth through 1985.

Methodology used to develop population estimates and projections is detailed in the Appendices of this report.

TABLE 3-1
POPULATION TRENDS AND PROJECTIONS
California City
1970 - 1985

	Total Population	In Households	In Group Quarters
April 1, 1970 (U.S. Census)	1,309	1,309	-
July 1, 1977 (Special Census)	2,484	2,478	6
January 1, 1979 (Estimated)	2,646	2,640	6
January 1, 1980 (Projected)	2,775	2,770	5
January 1, 1985 (Projected)	3,300	3,295	5
Population Changes			
1970 - 1977			
Total	1,175	1,169	6
Annual Average	162	161	1
1977 - 1979			
Total	162	162	-
Annual Average	108	108	-
1979 - 1985			
Total	654	655	(1)
Annual Average	109	109	-

Source: U.S. Bureau of the Census; California State Department of Finance; Kern County Planning Department; California City Government; Urban Projects, Inc.

Figure 3-4 illustrates recent trends in population growth throughout the County and in California City. The County data has been grouped to show overall County growth, population growth in Metropolitan Bakersfield (the City of Bakersfield plus surrounding unincorporated urban area), the remaining unincorporated County area, and the 10 smaller incorporated cities. As can be seen, most growth is occuring in urban areas, a trend expected to continue through 1985.

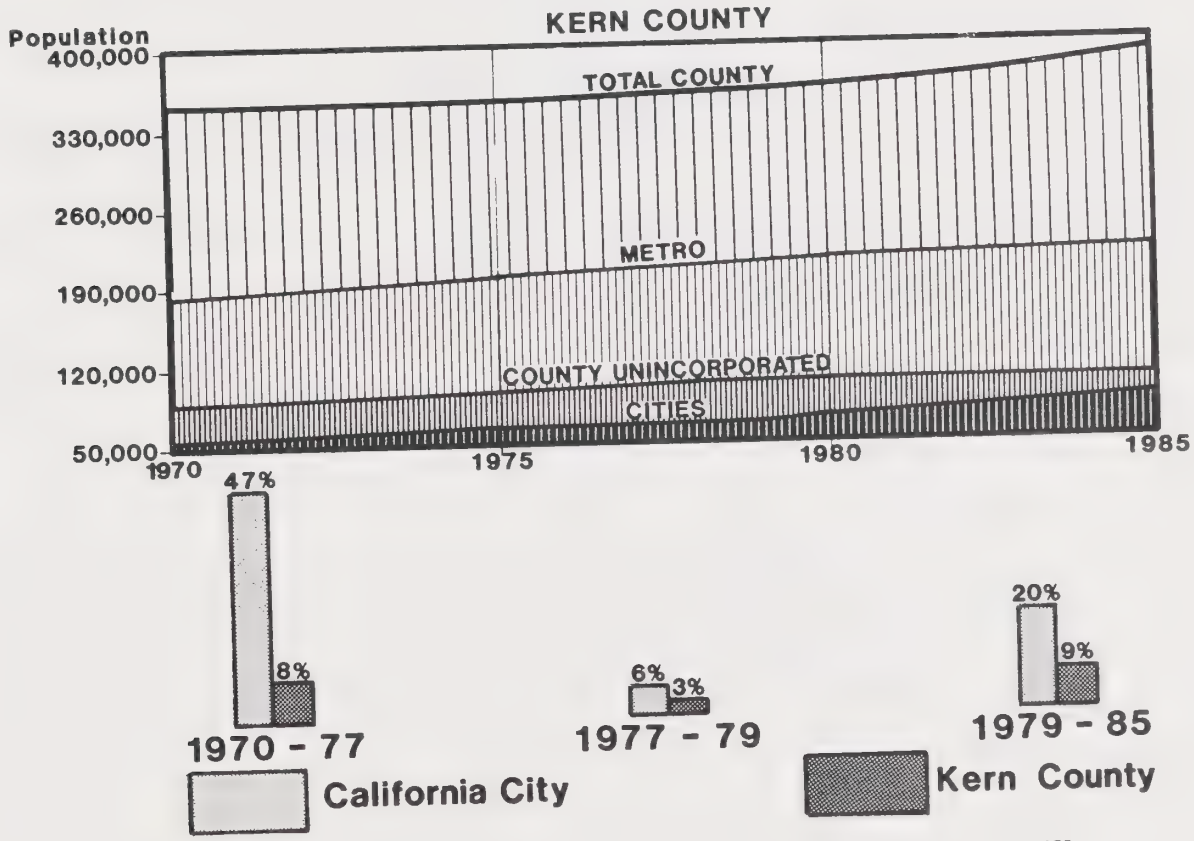


FIGURE 3-4 - POPULATION GROWTH IN CALIFORNIA CITY AND KERN COUNTY

Age Distribution

Table 3-2 indicates a slightly declining proportion of persons under the age of 18 in California City, with a corresponding increase in the working age population (18 to 54 years of age). Overall, the City's population has remained consistent with the age distribution for Kern County as a whole. There has been a significant increase of retirees in the community (age 65 years and over), from 5 percent of the total in 1970 to 8 percent in 1979. Kern County figures are in Appendix B.

TABLE 3-2
AGE DISTRIBUTION
California City
1970 - 1979

Age Distribution	1970		1977		1979	
	Number*	Percent	Number*	Percent	Number*	Percent
Under 18 Years	484	37%	844	34%	873	33%
13 to 54 Years	641	49	1242	50	1323	50
55 to 64 Yeras	118	9	224	9	238	9
65 Years and Over	66	5	174	7	212	8
Total	1309	100%	2484	100%	2646	100%
Median Age	27.6 Years		29.5 Years		30.2 Yeras	

* This reflects actual numbers of persons in each age group.

Source: U.S. Bureau of the Census; California State Department of Finance; Urban Projects, Inc.

Ethnicity

In the early part of this decade, California City was 93 percent white, with a few persons of Spanish surname, and no black residents. By 1977, the percentage of white population had declined to 82 percent of the total, with the number of blacks increasing to account for 9 percent of the total. Spanish surnamed population has remained relatively constant. These trends are expected to continue in the future. In a comparison to Kern County overall, California City has a higher percentage of black population and a significantly lower percnetage of Spanish surnamed population. Figures for Kern County are found in Appendix B.

TABLE 3-3
ETHNIC CHARACTERISTICS
California City
1970 - 1979

Ethnic Characteristics	1970		1977		1979	
	Number*	Percent	Number*	Percent	Number*	Percent
White[1]	1217	93%	2037	82%	2117	80%
Black	-	-	224	9	265	10
Spanish Surname[2]	66	5	124	5	132	5
Other	26	2	99	4	132	5
Total	1309	100%	2484	100%	2646	100%

* This reflects actual numbers of persons in each ethnic group.

[1] Except persons with Spanish surnames.

[2] Includes persons of Spanish language and Spanish heritage.

Source: U.S. Bureau of the Census; California State Department of Finance; Urban Projects, Inc.

Occupation of Household Head

Table 3-4 indicates occupational diversity in California City. Edwards Air Force Base serves as the major employment center in California City for managerial and technical workers (14 percent) and skilled craftsmen/foremen (14 percent). Direct labor at Edwards, combined with support services, account for approximately 46 percent of the total work force. Approximately 20 percent are retirees, and nearly 8 percent are unemployed.

TABLE 3-4
OCCUPATION OF HOUSEHOLD HEAD
California City
1977
(Percent)

Occupation	
Professional, Technical and Kindred Workers	14.1%
Managers, Officials and Proprietors[1]	9.7
Clerical and Kindred Workers	5.3
Sales Workers	3.0
Craftsmen, Foremen and Kindred Workers	13.7
Operatives and Kindred Workers	8.5
Service Workers[2]	6.4
Laborers[3]	5.6
Retired	20.6
Unemployed	7.8
Unknown	5.3
Total	100.0%
Total Households	832

[1] Including farmers.
[2] Including private household workers.
[3] Including farm workers.

Source: California State Department of Finance; California State Employment Development Department; Urban Projects, Inc.

Figure 3-5 compares occupations for household heads in California City and Kern County. As can be seen, the distribution of workers by category for both the City and County is very similar. The somewhat higher proportions of professional and craftsmen in California City is a reflection of the influence of the nearby air base on local employment.

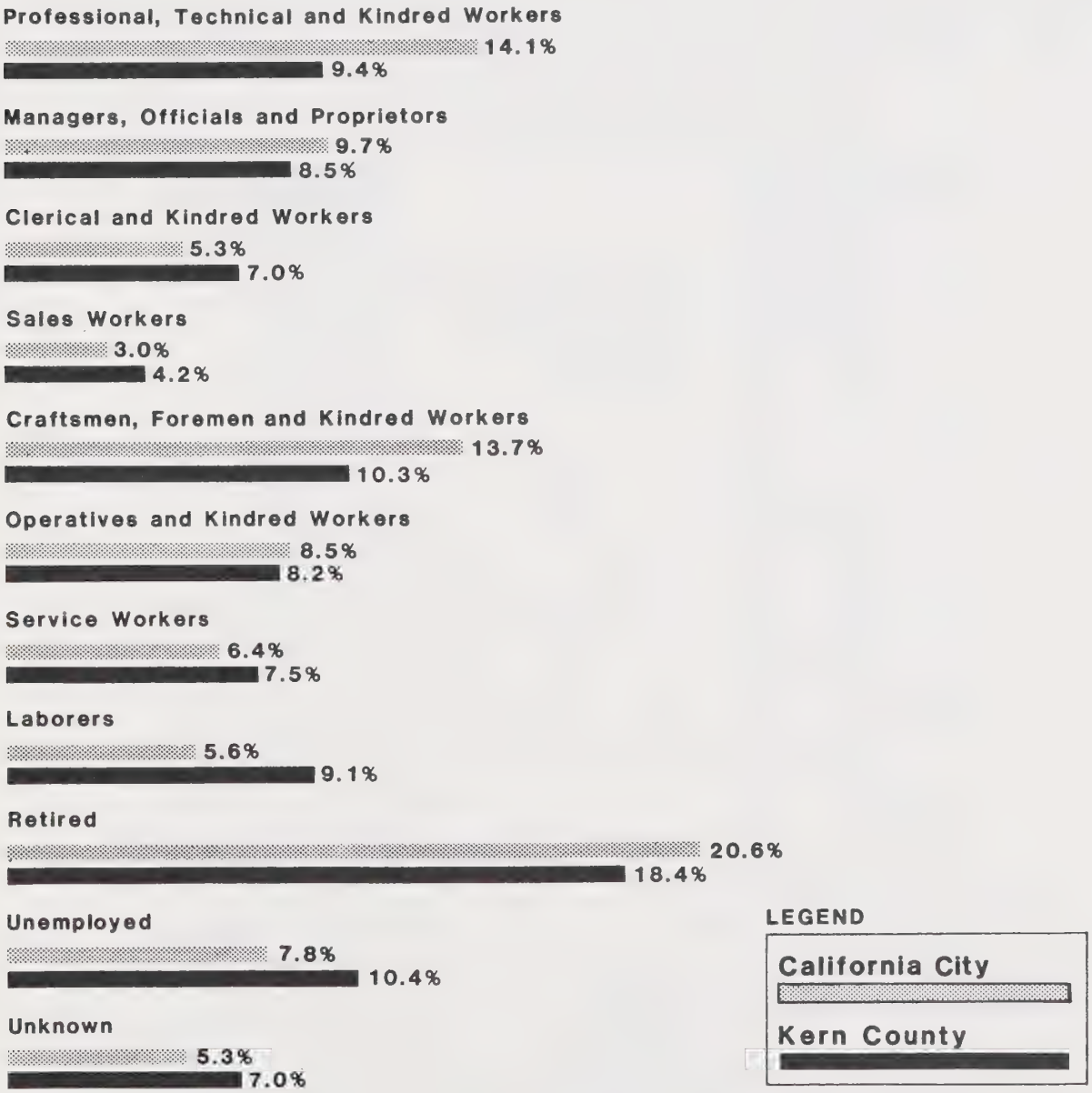


FIGURE 3-5 - OCCUPATION OF HOUSEHOLD HEAD
CALIFORNIA CITY AND KERN COUNTY

Household Income

Household income levels for California City, including projections to 1980, are illustrated in Table 3-5. County officials indicate that a mistake in 1977 Census data collection resulted in an undercount of upper-income households. Adjustments have been made using HUD median-income statistics. Incomes in California City have been increasing at a slightly lower rate than those in other areas of Kern County (see Appendix B. The City median household income in 1969 was $10,300 rising to almost $16,000 by 1979, approximately a 50 percent increase. Other non-farm areas of the County, however, have experienced growth rates ranging from 70 percent to 90 percent over the same period of time. The increasing number of retirees in the community may have average (fixed) incomes lower than those of the working population, thereby lowering the median household income in the community.

TABLE 3-5
ESTIMATED HOUSEHOLD INCOME DISTRIBUTIONS
California City
1969 - 1980
(Percent)

Income Group	1969	1977[1]	1979	1980
Under $5,000	26%	12%	11%	10%
$ 5,000 to $ 9,999	22	18	17	15
$10,000 to $14,999	31	21	20	19
$15,000 to $24,999	16	27	27	28
$25,000 to $49,999	5	17	19	21
$50,000 and Over	-	5	6	7
Total	100%	100%	100%	100%
Median Household Income	$10,300	$14,800	$15,700	$16,800

[1]Adjusted from 1977 Special Census using HUD median income data.

Source: U.S. Bureau of the Census; U.S. Department of Housing and Urban Development; California State Department of Finance; Urban Projects, Inc.

Figure 3-6 provides a general comparison of the proportions of the City and County populations in each of the different income groups for 1979. Countywide median income and low-moderate income (80 percent of median) levels are also illustrated to provide points of reference. As identified in the figure below, both the City and County have comparable proportions of their population in the low- and moderate- income levels, indicating a potentially strong need for housing assistance both locally and regionally. Subsequent discussions in the "Overpayment" and "Current Need" sections of this chapter will relate this income distribution to identified need.

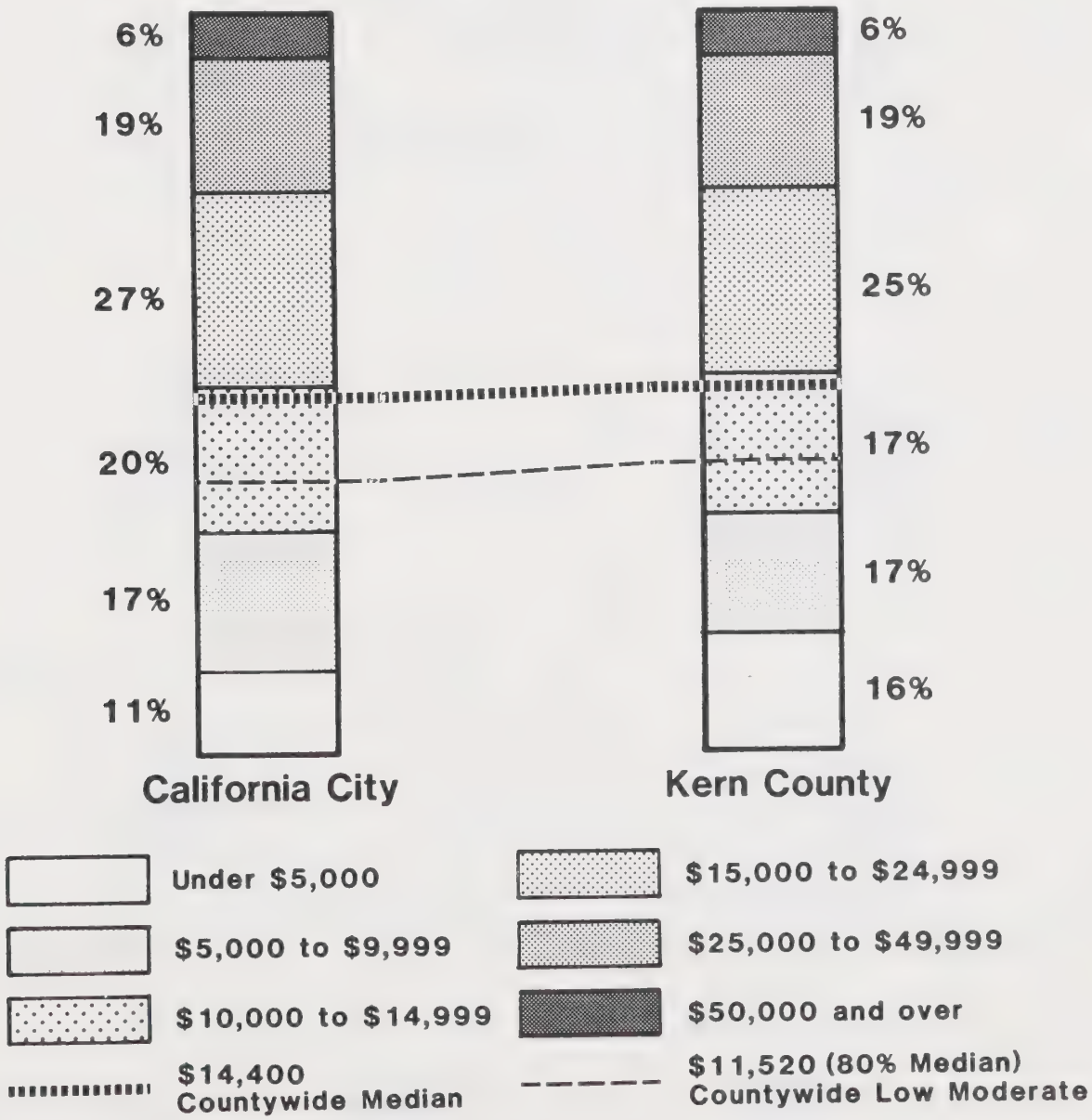


FIGURE 3-6 - HOUSEHOLD INCOME DISTRIBUTION, 1979

Housing Inventory

Housing inventory trends in California City are reflected in Table 3-6. Corresponding numbers of units in Kern County as a whole are included in Appendix B. Occupied units are distinguished from vacant ones in the subsequent discussion on vacancy rates. The 1970 and 1977 data are from Census counts. Data for 1979 are estimated based on building completion information and expected household size. The City's housing stock has increased from 600 units in 1970 to more than 1,000 units in 1979, a direct correlation to population growth rates in the City over the same time period.

TABLE 3-6
HOUSING INVENTORY TRENDS
California City
1970 - 1979

		Type of Unit			
Year	Housing Inventory	Single-Family	Multi-Family	Mobile Home	Total
1970	Total Units	534	72	26	632
	Occupied Units	N/A	N/A	N/A	421
	Population Per Household				3.11
1977	Total Units	677	149	143	969
	Occupied Units	600	116	116	832
	Population Per Household				2.98
1979	Total Units	724	151	150	1,025
	Occupied Units	651	119	122	892
	Population Per Household				2.95
1970-1979	Housing Inventory Change				
	Total	190	79	124	393
	Annual Average[1]	22	9	14	45

N/A means not available.

[1] Totals may not add due to independent rounding.

Source: U.S. Bureau of the Census; California State Department of Finance; Kern County Planning Department; California City Government; Urban Projects, Inc.

Household size, indicated in Table 3-6 on the preceding page, has been slowly declining since 1970, from a level of 3.11 in 1970 to 2.95 presently. This reflects the tendency towards smaller households among relatives and technical/managerial occupation households.

Figure 3-7 illustrates changes in housing inventory in California City by type of unit as a percent of total housing supply. As can be seen, both the City and County have experienced significant increases in multi-family and mobile home units, although single family units remain the primary source of housing.

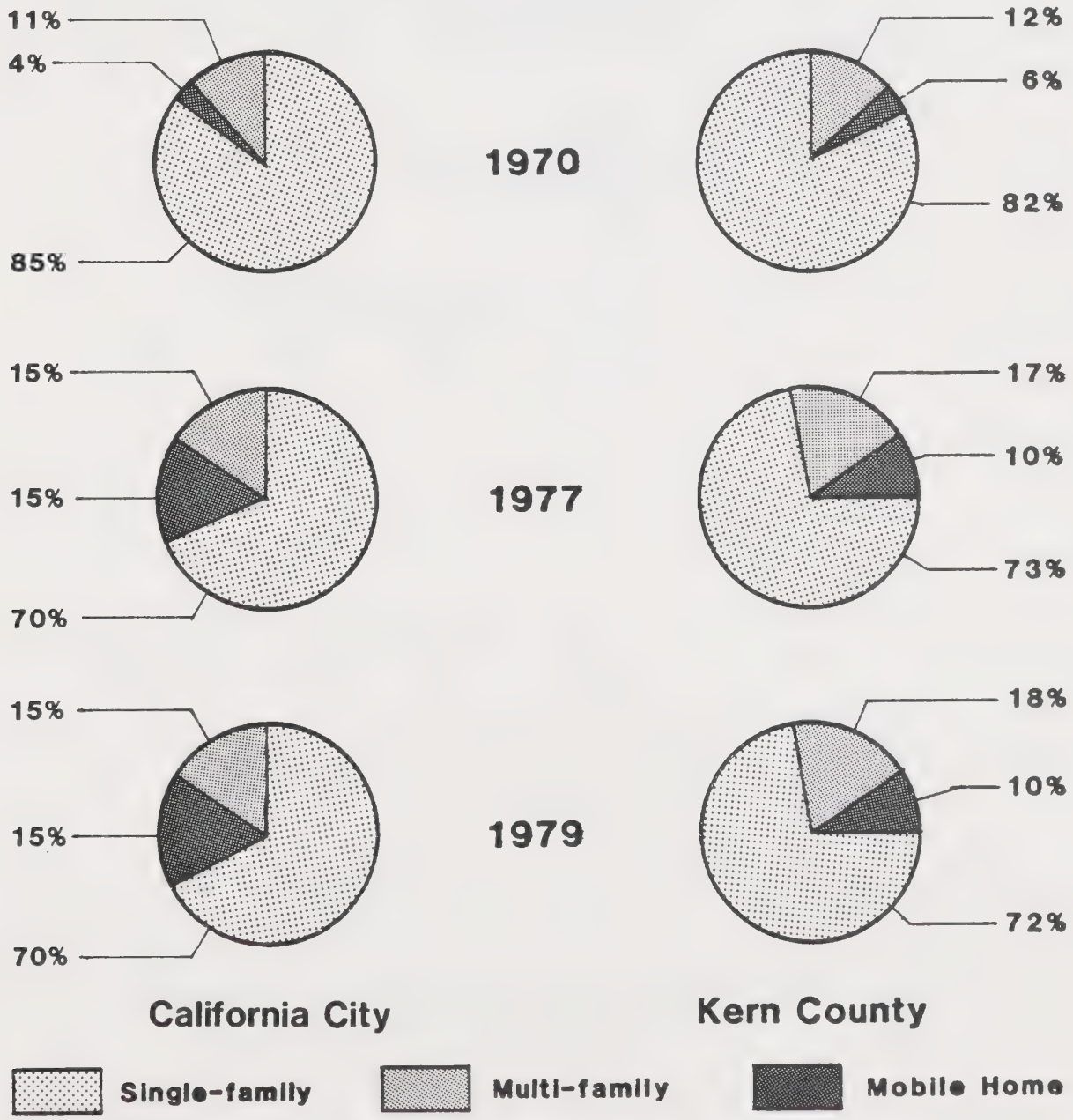


FIGURE 3-7 - HOUSING INVENTORY, CALIFORNIA CITY AND KERN COUNTY

Building Permits

Recent trends in housing development in California City are reflected in building permits issued, as shown in Table 3-7. Almost all recent construction in the City has been single-family and mobile home units. This type of housing is often desirable to retirees and a relatively transient group of managerial/technical personnel found at Edwards Air Force Base. The need for multi-family housing construction is reduced significantly by the provision of base housing for the employees of the Air Base. The average number of building permits issued annually between 1975 and 1978 is 22. In comparison to Kern County overall, California City shows a 29 percent increase in the incidence of single-family housing, and a 32 percent lesser incidence of multi-family housing. Permits issued for mobile homes are consistent between the City and the County. County figures are in Appendix B.

TABLE 3-7
BUILDING PERMIT HISTORY
California City
1975 - 1978

	Type of Unit			
Year	Single-Family	Multi-Family	Mobile Home	Total
1975	8	-	4	12
1976	-	-	6	5
1977	25	-	5	30
1978	35	1	5	41
Total	68	1	20	89
Annual Average	17	-	5	22
Percentage Distribution	76%	1%	23%	100%

Source: California City Government.

Vacancy Rates

Overall vacancy rates in California City are relatively high, 13 to 14 percent. However, more than half of the units indicated as "vacant" are second homes and units under construction. When "available" units are considered, the vacancy rate is currently about 6 percent, reflecting the City's location in an isolated area. This vacancy rate is slightly above the accepted "normal" level of 4 to 5 percent.

TABLE 3-8
ESTIMATED VACANCY DATA
California City
1977 - 1979

Year	Number of Units	Type of Unit: Single-Family	Multi-Family	Mobile Home	Total
1977	For Sale	30	2	5	37
	For Rent	3	25	1	29
	Available Vacant	33	27	6	66
	Percent of Total Units				6.8%
	Other Vacant[1]	44	6	21	71
	Total Vacant	77	33	27	137
	Percent of Total Units				14.1%
1979	For Sale	28	2	5	35
	For Rent	3	24	2	29
	Available Vacant	31	26	7	64
	Percent of Total Units				6.2%
	Other Vacant[1]	42	6	21	69
	Total Vacant	73	32	28	133
	Percent of Total Units				13.0%

[1] Includes units "under construction," "usual residence elsewhere," "second home," "seasonal," "migratory," and "other".

Source: California State Department of Finance; Kern County Planning Department; Local Realtors; Urban Projects, Inc.

Owner/Renter Distribution

Approximately two-thirds of the total housing units in California City are owner-occupied, with a trend toward an increase in owner occupancy, as indicated in Table 3-9. Generally, a higher proportion of owner-occupied units indicates a more cohesive community and better maintenance on the units.

TABLE 3-9
OWNER/RENTER DISTRIBUTIONS
California City
1977 - 1979

Year	Tenure	Number of Units	Percentage
1977	Owner-Occupied	556	66.8%
	Renter-Occupied	276	33.2
	Total	832	100.0%
1979	Owner-Occupied	595	66.7%
	Renter-Occupied	297	33.3
	Total	892	100.0%

Source: Kern County Planning Department; California State Department of Finance; Urban Projects, Inc.

Price of Housing

Housing prices in California City have been rising at modest rates over the last year. Currently, according to local realtors, the average three-bedroom home, for example, sells in the $50,000 to $70,000 range, with most in the $50,000s. This is slightly above prices recorded in sales transactions occurring in the fall of 1978, when three- and four-bedroom units were selling at the $48,000 level. The price of two-bedroom units tends to be lower than that of three-bedroom dwellings.

Rental housing in the City is scarce and prices tend to be high. Monthly rental rates start at the $225 level; most houses are rented in the $300 to $350 per month range and the few apartments which exist are rented in the $275 to $300 range on the average.

Mobile homes satisfy a portion of the demand for lower-priced ownership housing, with previously-occupied units selling in the high teens and low $20,000s.

Table 3-10 illustrates typical development costs for a variety of housing types, including single and multiple family, and sales and rental units, as of the close of 1979. The examples are intended for illustrative purposes only, and outline the components of housing price and their relative magnitudes.

The examples are reflective of prices in California City as of the date this Housing Element was prepared. Cost data was obtained from local realtors and developers, and from secondary data sources relative to prevailing sales and rental rates within the City.

As shown in the illustration, new single family homes constructed as part of new subdivisions on formerly vacant land, will bring late 1979 prices of over $60,000. At this price level, annual household income of homebuyers must be over $25,000 per year, if only 20 percent of the purchase price is put down and monthly payments are to remain within 25 percent of income.

Medium density condominium developments can bring sales units in at prices affordable by households earning about $21,500 (using the same downpayment and shelter-to-income assumptions outlined above). The corresponding sales price is about $52,390.

The example showing rental unit prices assumes smaller unit sizes, reduced construction costs (fewer amenities), and slightly lower financing costs than were prevalent at the end of 1979. Nonetheless, rental unit development costs are such that if rental rates are to be consistent with those in the marketplace, as is the rental rate used in the illustration, financing can be only 70 percent of cost, and owner-developers must forego immediate cash return on the equity investment, in anticipation of future appreciated values and future income. In the illustration, the investor receives no cash return on investment. The $300 rental rate is that typical of the rent structure at the end of 1979. Continuation of such deferred return on investment developments may be questionable; in other words, it is possible that the rate of rental unit production will not increase unless prevailing rental rates increase significantly over the next few years.

TABLE 3-10

TYPICAL DEVELOPMENT COSTS AND HOUSING COSTS
CALIFORNIA CITY
1979 - 1980

	Single-Family[1] Home (1,300 SF)	Medium Density[2] Condominium (1,200 SF)	Medium Density[2] Rental Apt. (800 SF)
Land	$ 3,000	$ 900	$ 900
Direct Construction Costs			
Site Preparation @ .50¢/SF	4,356	1,452	1,452
Construction Cost	39,000[5]	36,000[5]	22,400
Subtotal Construction Costs	$43,356	$37,452	$23,852
Indirect Costs @ 15 % Construction[3] (Exclusive of Financing	$ 6,503	$ 5,618	$ 3,578
Subtotal Above Costs	52,859	$43,970	$28,330
Financing Costs			
Construction Financing[4]			
Loan Fee (loan excludes land)	$ 1,071	$ 925	$ 423
Interest (loan x % x 9 mos. x 50%)	2,610	2,255	1,031
Permanent Financing			
Loan Fee	NA	NA	423
Subtotal Financing Costs	$ 3,681	$ 3,180	$ 1,877
Subtotal Development Costs	$56,540	$47,150	$30,207
Profit @ 10 % Retail	$ 6,282	$ 5,240	NA
Sales Price	$62,822	$52,390	NA
Developer Cash Equity	$ 3,000	$ 900	$ 9,062
Required Annual Gross Rental Income[7]	NA	NA	$ 3,596
Required Monthly Rent	NA	NA	$ 300

[1]Assumes 5 du/acre; subdivision development.
[2]Assumes 15 du/acre.
[3]Includes fees @ $400±.
[4]Assumes construction loan @ 13% plus 2 pts., 50% construction cost; permanent loans @ 10.5%, 30 yrs., 2 pts.; permanent loan = 100% development cost minus land.
[5]Assumes $32/SF.
[6]Assumes $28/SF.
[7]Assumes net operating income = 65% gross and includes debt service.

Source: Urban Projects, Inc.

Unmet Housing Need

A major purpose of the Housing Element is to quantify the unmet housing needs of the community, both for the present time and for the near future (to 1985).

Generally, current housing needs can be defined as the cumulation (and accounting for statistical overlap) of the following:

- The number of dwellings which are substandard and in need of rehabilitation.
- The number of dwellings which are substandard and in need of replacement.
- The number of dwellings in which the occupants are overcrowded.
- The number of dwellings in which the occupants are paying a disproportionate share of their income for shelter.

The elements of existing housing need outlined above do not take into account the dynamics of population growth and operation of the housing market over time. Therefore, in order to quantify future housing needs, the following additional factors also must be calculated:

- The need for additions to the housing stock generated by population growth and new household formations.
- The need for additions to the housing stock to replace units normally removed by operations of the market and to provide for adequate vacancy rates.

The "unmet" housing need of a community then is defined as the sum of all of the above components to need which likely will not be met by the private marketplace acting alone or by existing housing program commitments. It is to provide policy and program direction to the fulfillment of these remaining "unmet" needs that the Housing Element is directed.

The following discussions quantify the elements of current and future unmet housing needs of the City.

Building Condition

In late 1978, the Kern County Community Development Department conducted a windshield survey of the condition of residential structures in population centers of the County. Since minimal work was done in California City, Urban Projects, Inc. conducted a recent such survey and estimated the condition of units in the City. The units surveyed were defined as follows:

- "Standard" with no work needed.
- In need of minor rehabilitation - painting or landscaping.*
- In need of major rehabilitation - visible structural or foundation damage.*
- Should be demolished - poor condition, unsuited for rehabilitation.*

Approximately 95 percent of units in California City are in standard condition. Only 5 percent need minor rehabilitation, and there are no units in need of major rehabilitation or demolition. The low incidence of rehabilitation or demolition needs in the City is attributable to the construction on many units and the large number of low maintenance units (mobile homes). See Table 3-11. Presently, there is very little unmet housing need due to substandard housing in California City.

TABLE 3-11
BUILDING CONDITION SURVEY
California City
January 1, 1979

Building Condition	Number of Units	Percent
Standard	974	95%
Needs Minor Rehabilitation[1]	51	5
Needs Major Rehabilitation[2]	-	-
Should be Demolished	-	-
Total	1,025	100%

[1] Needs paint, yard work, minor repairs only.
[2] Visible structural damage (roof, walls, foundation).

Source: Kern County Community Development Program Department; Urban Projects, Inc.

* For the purpose of identifying housing need, these three categories are considered substandard and, therefore, unless improved, cannot be counted towards meeting overall housing need.

Ownership/Building Condition

As noted in the preceeding table, the incidence of housing deterioration in California City is low, with only five percent of the entire housing stock estimated to need repair, and that repair being exclusively minor in nature.

Housing deterioration, although minor in nature, is scattered throughout the City. Most deterioration is attributed to deferred property maintenance on the part of absentee landlords; it is estimated that at least three-fourths of the units considered to need rehabilitation are renter-occupied.

Overcrowding

Households with more than 1.01 persons per room are defined as overcrowded by the HUD criteria. As such, these households constitute an unmet need for larger housing units. The estimated number of overcrowded households in California City, according to Table 3-12, is 60 units or 6.7 percent of the total. A relatively low proportion of overcrowding may be attributable to the "newness" of the community, as well as the types of units in the housing inventory (primarily single-family and mobile home units).

While 6.7 percent of the housing units are overcrowded, nearly twice that percent, 13.7, of the population lives in overcrowded conditions. This is the case throughout Kern County. For the County as a whole, 9.2 percent of the units are overcrowded, but 18.3 percent of the population live in overcrowded conditions.

TABLE 3-12
HOUSEHOLDS WITH MORE THAN 1.01 PERSONS PER ROOM
California City
1979

	Number of Households	Percent of Total
Households Reporting More Than 1.01 Persons Per Room	60	6.7%

Source: California State Department of Finance; Urban Projects, Inc.

Overpayment

It has been customary practice in housing analyses for many years to utilize as a rule of thumb a standard that no more than 25 percent of household income should be spent for shelter. Most of the government-assisted housing programs have been based upon this rule (although it should be noted that in the economy of the late 1970s not only do most households actually pay a higher proportion of income for housing but lending institutions, in evaluating the ability of families to repay mortgage loans, also utilize a substantially higher rule of thumb in their assessments of ability to pay).

Utilizing the 25 percent of income standard, the following table presents the range of rental rates and sales prices which correlate to the income distribution of California City's population.

TABLE 3-13
PRICE RANGE OF AFFORDABLE HOUSING
BY INCOME GROUP
City of California City
1979

Income Group	Percent of Population	Affordable[1] Rental Rate	Affordable[2] Sales Price
Under $5,000	11%	Under $104	Under $13,038
$5,000 to $9,999	17	$104-$208	$13,038 to $25,316
$10,000 to $14,999	20	$208-$313	$25,316 to $37,594
$15,000 to $24,999	27	$313-$521	$37,594 to $62,150
$25,000 to $49,999	19	$521-$1,042	$62,150 to $123,540
$50,000 and Over	6	$1,042 & Over	$123,540 and Over

[1] Assumes rent equal to 25% of gross income.

[2] Assumes 20% down, 10.5% interest, 30-year term; principal, interest, taxes and insurance included in monthly payment; monthly payment equal to 25% of gross income. Source: Urban Projects, Inc.

A comparison of housing cost data previously presented with the estimates of affordable housing costs outlined above indicates that in the 1979 housing market, a household without more than a twenty percent downpayment must have an income of over $20,000 per year in order to purchase the average three-bedroom home in the City and not pay more than 25 percent of its income for

housing. At least half of the population does not have income at or above this level in 1979. [1]

With respect to rental housing, the prevailing rental rates of $275 to $300 necessitate an annual income of at least $13,200 if no more than 25 percent of income is to be spent for shelter. At least 28 percent of California City households have incomes below this level. To afford one of the single family dwellings for rent in the City, incomes need to be even higher; for the $300 per month home, income should be at least $14,400 and for the $350 per month unit, income required to support rent under the 25 percent of income rule must be at least $16,800. About 48 percent of resident households did not have incomes this high in 1979.

These figures indicate that a substantial proportion of the population cannot afford to move to different sales or rental units within the community without paying more than the traditional 25 percent of income for shelter.

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[1] Since over two-thirds of the population currently are homeowners, it can be expected that many have built up equities sufficient for more than 20 percent downpayment. Thus these estimates should be taken as theoretical in nature.

TABLE 3-14

HOUSEHOLDS PAYING MORE THAN 25 PERCENT OF INCOME FOR HOUSING

California City

1979

Income Group	Number of Households	Percent of Total
Under $5,000	49	50%
$ 5,000 to $ 9,999	38	25
$10,000 to $14,999	9	5
$15,000 to $24,999	-	-
$25,000 to $49,999	-	-
$50,000 and Over	-	-
Average	96	12%

Note: Due to the condition of existing Census data, it is not possible to directly correlate overpayment to tenure.

Source: California State Department of Finance; Urban Projects, Inc.

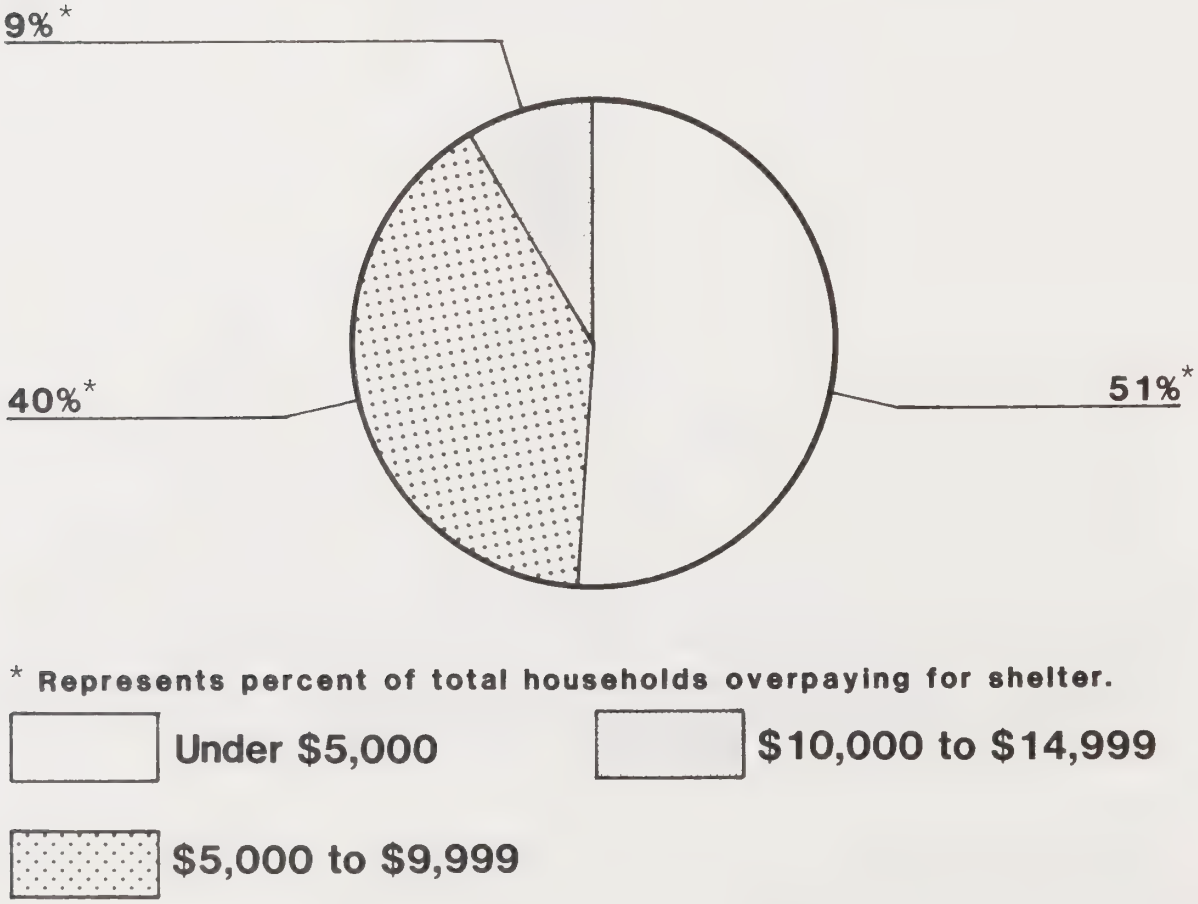

FIGURE 3-8 - OVERPAYMENT BY INCOME GROUP

Special Housing Needs

The preceding discussions have quantified elements of existing housing need within the community. It also is important to a comprehensive assessment of California City's housing needs to qualify certain additional characteristics of housing needs and to identify special housing needs if they exist.

The disparity between current housing prices and the prices which City residents can afford to pay has been detailed in the preceding discussions.

The suitability of the current housing supply to other than price criteria is indicated by the nature and characteristics of units available in the marketplace.

In the ownership housing market, both large and small dwellings are available. However, the price of units which are in good condition, as indicated in previous discussion, is higher than many households can afford to pay. This will be particularly true for the elderly who are on fixed incomes, such as pensions and retirement funds, and for both small and large young households who do not have previous ownership experience and its resultant equity build-up. Thus, both of these groups are likely to encounter special housing problems in California City.

There is very little rental housing within the community. As the price of ownership housing continues to increase, it is likely that more households wishing to live in the community will need to find rental housing available to do so. This will be particularly true for young families and single adults, and for many older households with insufficient equities to acquire sales housing with sufficient downpayments to keep monthly costs within affordable bounds.

Finally, there appears to be no measurable supply of housing in the City which is suitable to the special needs of handicapped and disabled persons, whether they be older persons who are alone or members of two-person families or younger persons who are members of larger households. For these persons and households, accessibility and suitability of housing constitutes a special housing need.

It is estimated that approximately 2.5 percent of the population of each community in California are physically handicapped or disabled.[1] Included in the definition used to derive this figure are those who are legally blind, those who are deaf, and those who need assistance in getting around. This particular definition is the most relevant to housing needs, as it corresponds more closely than most to special physical features in housing, such as ramps, wide doorways, lowered kitchen and bathroom fixtures, and the like.

According to data generated by the State of California Departments of Mental Health and Rehabilitation, approximately 9,095 Kern County residents were estimated to be physically disabled in 1977.[2] This figure represents about 2.5 percent of total County population in that year.

The Department of Rehabilitation further reports that disabled persons generally are found rather uniformly dispersed throughout the population, and are not found clustered geographically.

Applying the 2.5 percent approximation, then, to the City's 1979 estimated population, it can be projected that about 66 City residents are physically disabled. It also can be assumed that many of these persons are in need of special housing features such as those outlined above, that many are of low- and moderate-income, and that the disabled population includes members of family groups as well as the elderly.

In addition to the needs of the physically disabled and handicapped persons discussed above, female-headed households, the elderly, and large families also constitute persons with special housing needs. For a breakdown of those needs (for low and moderate income persons only), refer to Appendix G. Programs which address those needs are found in Chapter 4.

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[1] State Department of Rehabilitation; State Department of Mental Health.

[2] State Department of Rehabilitation; State Department of Mental Health.

Summary of Current Unmet Need

In summary, the current unmet housing need of the California City community is comprised of the following:

- 51 dwellings which are substandard and in need of rehabilitation
- 60 households which are overcrowded
- 96 households which are paying more than 25 percent of their incomes for shelter

Further qualification of the nature of special housing needs produces the following considerations:

- Without substantial downpayments, households earning less than $20,000 per year generally cannot purchase existing housing within the community; this income level is equivalent to almost 140 percent of the estimated County median income for 1979 and almost 130 percent of the City's estimated 1979 median income.
- In order not to pay more than 25 percent of income for shelter, a household must earn at least $13,200 per year to afford the average $275 per month apartment in the City; this income level is equivalent to almost 92 percent of the estimted 1979 County median income and 84 percent of the estimated 1979 City figure.
- Over half of the population have incomes below the $20,000 level and at least 28 percent of the City's households have incomes below the $13,200 level.
- Senior citizens on fixed incomes and young families seeking their first homeownership opportunities will have difficulty finding and securing dwellings which are suitable to their pricing needs.
- Large families of limited incomes also will not be able to find housing in the City which they can afford.
- Housing suitable to the special needs of disabled and handicapped persons is not generally available within the City.

It is estimated that an approximate 50 percent overlap exists between units which are substandard, units which are overcrowded and units which are occupied by households paying more than one-fourth of their incomes for shelter. No accurate data exists to scientifically determine the degree of overlap. However, it is usually the case, for example, that most substandard housing is occupied by households with low-and moderate-incomes and that most of the households in a community paying more than 25 percent of their incomes for housing also have low-or moderate-incomes. Thus it is reasonable to assume a very high rate of overlap between substandard units and overpayment. In addition, it also usually is the case that overcrowded units are occupied by low- and moderate-income households and that many of a community's overcrowded units are substandard in condition as well; another area of overlap is indicated.

In sum, the nature of overlap among the elements of current housing need points out two things:

1. Generally, households with low-and moderate-incomes face housing problems which are multi-faceted in character; and

2. The total of current housing needs (quantity) tends to be far less than the cumulation of the elements of that need.

For the City, it is estimated that currently-unmet housing needs exist with respect to almost 185 households; all of these households currently reside within the City. Estimates of the income levels of these housholds will be found in the column entitled "Existing Needs: (1979)" in Table 3.16, page 3-35. Estimates of these currently unmet housing needs by tenure (i.e., owner or renter) have been made on the basis of historical propensity (or ability) of different income groups to rent or purchase housing, since available census data is insufficient to provide this data; these estimates also will be found in Table 3-16.

Projected Need

Housing demand projections for California City assume that retirees will continue to be attracted to the desert community, and that no major fluctuations will occur in the employment force at Edwards Air Force Base. Household size is expected to continue its decline from 2.96 in 1979 to 2.86 by 1985. The number of occupied units needed to meet housing needs is projected at 942 in 1980 and 1,152 by 1985. Vacancy/demolition allowances are expected to remain constant at 12 to 13 percent, due to the number of housing units (such as second homes) which are held off the market for various reasons. The total amount of housing needed is projected at 1,077 units in 1980, and 1,306 units by 1985. This represents an increase of 229 units over the five-year period from 1980 to 1985, or about 46 units per year. In recent years, construction has averaged only 22 units per year as was mentioned previously.

TABLE 3-15
HOUSING DEMAND PROJECTIONS
California City
1979 - 1985

	1979	1980	1985
Total Population	2,646	2,775	2,300
Household Population	2,640	2,770	3,295
Population Per Household	2.96	2.94	2.86
Occupied Units Needed	892	942[2]	1,152[2]
Vacancy/Demolition Allowance[1]	13%	13%	12%
Total Units Needed	1,025	1,077[2]	1,306[2]

	1979-1980		1980-1985	
	Total	Annual Average	Total	Annual Average
Demand for Additional Housing	52	52	229	46

[1] Includes "other" vacant not available for sale or rent.
[2] Regional Housing Needs Assessment (please see Chapter 7) estimates dwelling unit needs as follows:

	1980	1985
Occupied Units Needed	1,098	1,307
Total Units Needed	1,128	1,375

Source: Urban Projects, Inc.

The distribution of demand by owner/renter classification and by income group is estimated in the column entitled "Incremental Demand (Need): 1979-85" of Table 3-16. The distribution of demand by income/price class is based upon estimates of household income distributions in 1980, with adjustments made for the approximate variation between homeownership and rental housing demand as tends to occur as incomes change over time.

Total Housing Need

Table 3-16 cumulates current housing needs and projected future demand, estimates additions to the housing supply, and then calculates the extent to which anticipated supply will or will not meet the cumulative need.

Data used to project the nature and price range of additions to the housing stock was compiled from interviews with local officals and realtors, the Farmers Home Administration and the U. S. Department of Housing and Urban Development.

As will be seen from the Table, over the period 1979 to 1985, new additions to the housing stock are expected to exceed the incremental demand for new housing. By the end of 1985, if the housing indicated is indeed built, current and future needs will be more than satisfied in all income/price classes except that of very low-income. In that lowest income/price category, need at the end of 1985 is expected to be at the same level it is today; in the interim, it is expected that all new demand will be satisfied. It should be noted that the reason that need in this category will not increase is that the Farmers Home Administration expects to fund approximately 100 units of assited rental housing in Fiscal Year 1981-82; the Table reflects the assumption that about half of the units will be occupied by households of very low-income and half by households of lower-income.

In addition, it should be noted that continued development of mobile home dwellings in the community has been assumed; the Table estimates that twenty such units will be in place over the five year period and that the prices of such units will be suitable to the pricing needs of households in the lower-income category.

The estimates indicate that anticipated new construction will adequately address anticipated demand. There remains, however, a housing need in the very low-income category, a good part of which is attributable to currently-substandard housing condition and part of which is attributable to overcrowding and overpayment for shelter. To the extent that such existing needs are addressed over the period, the cumulative need in 1985 can be reduced.

TABLE 3-16

PROJECTED FUTURE HOUSING NEEDS

1979 - 1985

California City

	Existing Needs: 1979			Incremental Demand (Need): 1979-85			Incremental Supply 1979-85			Incremental Shortfall (Oversupply): 1979-85			Cumulative Need: 1985[5]		
	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter	Total
Very Low Income[1]	19	57	76	3	47	50	-	50	50	3	(3)	-	22	54	76
Lower Income[2]	6	19	25	11	31	42	20	58	78	(9)	(27)	(36)	(3)	(8)	(11)
Moderate Income[3]	-	2	2	43	13	56	29	60	89	14	(47)	(33)	14	(45)	(31)
Other	-	-	-	127	6	133	139	16	155	(12)	(10)	(22)	(12)	(10)	(22)
Total	25	78	103	184	97	281[4]	188	184	372	(4)	(87)	(91)	21	(9)	12

[1] Defined as households having annual incomes at or below 50 percent of the County estimated 1980 median income of $15,500; affordable monthly rent at 25 percent of income is $0 - $161; affordable purchase price of ownership housing is $0 - $19,790.*

[2] Defined as households having annual incomes from 50 to 80 percent of the County estimated 1980 median income of $15,500; affordable monthly rent at 25 percent of income is $161 - $258; affordable purchase price of ownership housing is $19,790 - $31,209.*

[3] Defined as households having annual incomes from 80 to 120 percent of the County estimated 1980 median income of $15,500; affordable monthly rent at 25 percent of income is $258 - $388; affordable purchase price of ownership housing is $31,209 - $46,434.*

[4] Regional Housing Needs Assessment estimates that 247 units need to be added to the housing stock during the period 1980-1985 in order that the City's share of regional needs be met. Housing production goals found in the next Chapter take both estimates into account.

[5] Figures shown in the "total" line in this set of columns should not be taken literally, as they reflect the impact of housing production at higher income levels on total needs. Rather, attention should be directed to the projection that significant progress is expected as a result of housing production programs in meeting the needs of lower-income and moderate-income households, but that the number of households in the very low income classification having unmet housing needs is projected to be only slightly lower in 1985 than it was in 1979.

*Affordable purchase prices assume 25 percent of income is devoted to monthly payments, which include amounts for principal, interest, taxes and insurance; prices also assume 20 percent downpayment, loan interest at 10.5 percent, loan term of 30 years.

Source: Urban Projects, Inc.

4 Housing Program

The housing needs defined in the preceding chapter, plus the constraints to housing provision identified in Chapter 6, have been analyzed and now combine to provide the basis for the program strategy developed in this chapter.

As specified in the Housing Element Legislation, the program strategy includes goals, objectives and policies which support the overall program design. The goals, objectives and policies are statements which should continue to be valid over time, regardless of program availability or funding availability.

Throughout this chapter and other portions of the Housing Element, terminology is used which is germane to this particular planning effort. Specifically, the terms goal, objectives, policies, program initiator, program implementor and time frame are used extensively in the following chapter. To assist in the interpretation and understanding of the program strategy, the following definitions serve as a guide to the use of these terms as they relate to this section of the Housing Element. Additional terminology and accompanying definitions used throughout this document can be found in Appendix E.

- Goal: A goal is an ultimate purpose or end toward which effort is to be directed. As a value statement, it is general in nature and immeasurable.

- Objective: An objective is a statement of intent or point to be reached, often expressed with respect to time and in measurable terms.

- Policy: A policy (as a specific statement) is a guide to action, implying clear commitment.

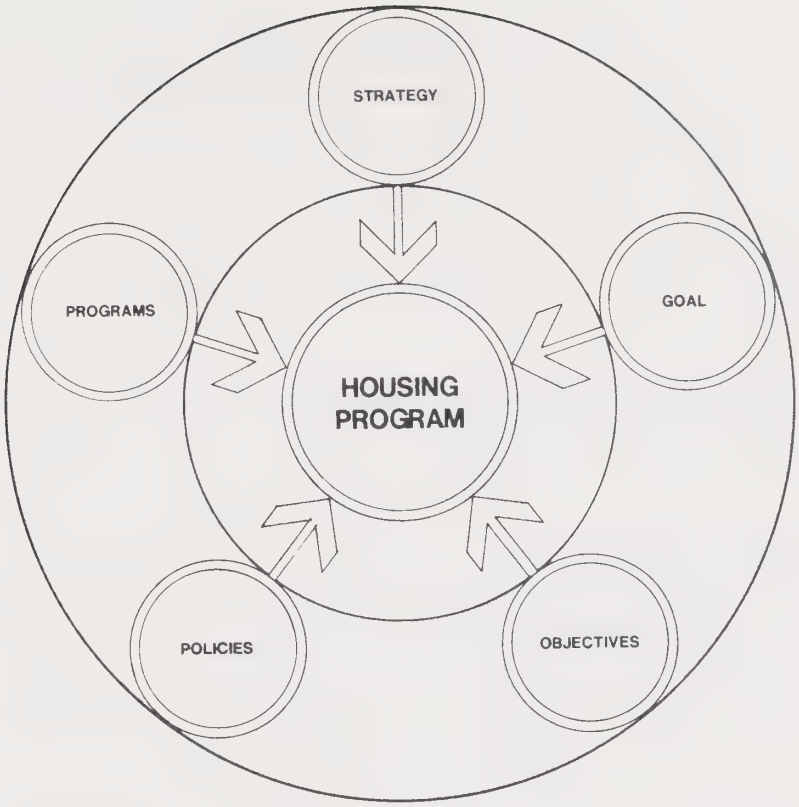

FIGURE 4-1 - COMPONENTS OF THE HOUSING PROGRAM

- Program Initiator: The program initiator is the private individual, governmental agency, non-profit organization or other entity responsible for developing or defining program parameters.

- Program Implementor: The program implementor is the private individual, governmental agency, non-profit organization or other entity responsible for carrying out or fulfilling program requirements.

- Time Frame: Specifically, time during which each specified program should be developed and implemented.

In the comprehensive program strategy developed in this chapter, the objectives, policies and programs have been divided into three categories: construction of new units, rehabilitation of units, and conservation of units. In this chapter these categories and all associated discussions are organized in the following numerical sequence:

1. New Construction
2. Rehabilitation
3. Conservation

Goal and Objectives

The preceding Chapter of this Housing Element quantified and characterized the City's current and projected housing needs. This Chapter will set forth appropriate and achievable responses to those identified needs.

The following statement of California City's housing goal is intended to provide a framework for the housing program detailed in this part of the Housing Element:

GOAL: To provide an adequate supply of sound, affordable housing in a safe and satisfying environment for residents and other who wish to live in the California City.

The following objectives are intended to provide an overall framework for efforts to meet the City's housing goal. They reflect the community's priorities at the time of adoption of this Housing Element. As such, they will be evaluated periodically for their continued applicability to the City's housing problems and needs, and will be modified as necessary to be responsive to changes in the nature of those needs over time.

Objective 1: To increase the supply of sound housing at prices affordable by all residents through the construction of an annual average of 55 to 70 units over the next five years. Projections indicate that this rate of production will occur over the period. However, pricing of new units may not be responsive to the character of housing need or demand. It is the City's objective that to the greatest extent feasible the character of new housing supply match the nature of the City's housing needs.

Objective 2: To increase the supply of sound housing in the City through the rehabilitation of those units which currently are substandard. Surveys indicate that only five percent of the housing stock, or 51 units, needs repair. It is the City's objective to acquire funding sufficient to assist the owners of half such properties to complete their rehabilitation by the end of 1985.

Objective 3: To maintain the supply of sound housing in the City through conservation of the currently sound stock, as well as newly-constructed and rehabilitated units.

A policy framework has been developed to guide decision making and actions intended to meet the objectives outlined above. These policies reflect the City's priorities and are based on a careful assessment of the nature and seriousness of housing problems within the community. In order to assure that the policies are continually consistent with local priorities and with the nature of housing needs as they change over time, the policies will be evaluated periodically and modified as appropriate.

A series of specific program responses to the identified housing needs has been formulated within the framework set by the policy statements. These programs are intended to set forth the nature of activity or action which the City views as appropriate to its needs and priorities. Programs, and the financial resources available to support them, tend to change over time. It is likely that the specific programs available at the time of adoption of this Housing Element will be modified during the five-year period to which this document directs its attention and that traditional sources of financing for housing assistance and neighborhood improvement will be curtailed. Therefore, the programs detailed in the following material are meant to indicate the general methods by which the City's housing problems may be solved; they are not intended to limit the specific program responses which may be employed over time.

The policy framework and program responses are interrelated. They are presented in tandem in the following discussions and are grouped according to the objective which they support.

New Construction Policies

OBJECTIVE 1:

To increase the supply of sound housing at prices affordable by all residents through the construction of an annual average of 55 to 70 units over the next five years.

Policy 1.1: Encourage the development of a price-balanced housing stock within the community, suitable to the economic needs of community residents.

Policy 1.2: Encourage the private development of housing designed and priced to suit the special needs of the elderly and disabled.

Policy 1.3: Encourage the development of additional rental units at a variety of prices.

Policy 1.4: Encourage the development of additional ownership housing opportunities at prices affordable by all segments of the community.

Policy 1.5: Maintain the low density residential character of California City.

Policy 1.6: Encourage the use of passive design concepts which make use of the natural climate to increase energy efficiency and reduce housing costs.

New Construction Programs

Table 3-16, found in Chapter 3, projects demand for additional housing units in California City during the period 1979-1985 at 280 units; this demand is expected to occur at a variety of pricing levels (shown in the Table by correlary income category) and reflects anticipated population growth. The Table also shows that if currently-planned projects are brought to completion, this demand will be met.

Demand for new units also accrues to sources other than expected population growth. Some segment of demand will come from households wishing to upgrade the quality of their living conditions (over 50 units in the City are deteriorated); another segment will come from households currently living in overcrowded conditions (about 60 households). Additional demand will come from households currently paying a disproportionate share of their incomes for shelter and seeking to lower the share of income spent for housing; it is estimated that almost 100 California City households spend more than a quarter of their incomes for shelter. In most of these instances, the price of new units will have to be affordable if the demand is to be translated from a dream to a reality; obviously, this is most true with the last category, those who currently are paying more than is customary for shelter.

The housing production programs included in this section of the Housing Element are primarily directed to stimulating new housing construction at prices and rents affordable to those who cannot compete in the conventional marketplace. They are designed to address production needs created by population growth as well as to provide alternative housing choices to households with the current housing needs outlined in the preceding paragraph.

Program 1.a: Assisted Housing for the Elderly and Handicapped

The City wishes to specifically and deliberately address its current and growing need for housing designed especially for the elderly and handicapped, many of whom are on fixed, low incomes. The City also wishes to reaffirm its view that additional rental housing, available at low rental rates, is critically needed in California City.

Efforts of a private, non-profit group existing at the time this Housing Element was adopted to sponsor the development of housing for senior citizens are encouraged and supported by the City; similar efforts by other such groups also will be encouraged and supported.

Such non-profit sponsors are eligible for special long-term mortgage financing through the Section 202 Direct Loan Program of the U. S. Department of Housing and Urban Development (HUD), which makes available 100 percent loans at less than conventional interest rates. In addition, Section 8 rental subsidies can be, and usually are, allocated to such rental projects for the purpose of assisting eligible, lower-income seniors and handicapped persons with the cost of housing.

The City supports the use of these two programs and similar successor programs as might be authorized during the term of this Housing Element by interested non-profit sponsors, and encourages the development of such projects within the community. The City also welcomes the provision of technical assistance to such groups, from appropriate sources at County, State or Federal levels, or from private sources, to assist them in realizing this program objective.

- Program Objective: To increase the supply of rental housing suitable to the needs of lower-income elderly and handicapped households within the community.

- Program Initiator: Private, non-profit organizations; the City will assist interested non-profits in the identification of sites suitable for elderly housing, in substantiating the need for such housing, and in making appropriate linkages with sources of technical assistance.

- Program Financing: U. S. Department of Housing and Urban Development (HUD).

- Program Implementor: HUD and non-profit sponsors.

- Time Frame: 1983 - 1985.

- Program Supports: Policies 1.1, 1.2, 1.3.

Program 1.b: Farmers Home Administration Section 515 Program

This program of the Farmers Home Administration finances the construction of rental housing for lower-income families and the elderly, and can include rental subsidies to make such units affordable by households on very limited incomes. The Section 8 program also can be used to supplement FmHA subsidies.

Section 515 projects are privately-developed and privately-owned. At the time this Housing Element was prepared, several projects were in the pre-construction stages, with funding probably in the first years of the five year period to which this Element is directed.

The City supports the development of such housing within the community where appropriately located and where consistent with the City's housing needs and plan.

- Program Objective: To increase the supply of rental housing affordable by lower-income households.
- Program Initiator: Private developers; the City will assist with site evaluations and substantiation of housing need.
- Program Financing: Farmers Home Administration (FmHA).
- Program Implementor: FmHA and private developers.
- Time Frame: 1982 - 1985.
- Program Supports: Policies 1.1, 1.2, 1.3.

Program 1.c: Municipal Mortgage Loan Programs

Cities and certain local agencies have the ability under State law to issue tax-exempt mortgage revenue bonds to fund below-market interest rate mortgages for both ownership and rental housing. Such bonds are not backed by the faith and credit of the locality. Instead, they are secured by the revenues to be received through repayment of the mortgages which they fund. Costs of issuance are generally covered by proceeds of the bond issue itself. Costs of administration, which usually is handled by private lenders, is recovered through charges made to the borrowers.

At the time this Housing Element was adopted, conventional mortgage interest rates were over 17 percent. Interest rates to borrowers on mortgages made with the proceeds of tax-exempt mortgage revenue bonds usually are about three percent below market rates. If the current trend toward high interest rates continues over the term of this Housing Element, the availability of below-market rate financing to new home buyers and/or to new rental projects may become increasingly important to City residents.

Therefore, the City wishes to state in this Housing Element its interest in the use of such a local financing tool if its value to community residents and prospective residents continues to be apparent.

In order that the City use such a tool, however, it will be required that adequate technical assistance be made available to decision-makers and support staff to assist in a thorough evaluation of advantages and disadvantages, law and procedure, and related matters, before a decision to proceed is made.

- Program Objective: To assist lower- and moderate-income households to purchase homes and to facilitate the development of affordable sales housing.

- Program Initiator: City Council via official actions leading to a prospective bond issue, with technical assistance from Kern County Community Development Program Department or other appropriate sources; or City Council via approval of a joint City-County program.

- Program Financing: Proceeds of bond sale.

- Program Implementor: Private lenders, utilizing bond-generated mortgage funds, and individual borrowers; private developers.

- Time Frame: 1982 - 1985.

- Program Supports: Policies 1.1, 1.4, 1.5.

Program 1.d: Housing Information Hot Line

A need exists in the City for more widespread knowledge and information about housing programs, advantageous and available financing, methods to implement passive design concepts for energy conservation and the like. This need also exists throughout the County.

The City supports the establishment of a County-wide toll-free Hot Line designed to disseminate relevant housing information to all residents of the County. Such a hot line might be administered by a public agency with County-wide responsibilities, such as the Kern County Community Development Program Department, or by a private, non-profit group interested in helping to solve the County's housing problems.

This type of information system will require trained, professional personnel familiar with public and private housing programs, the variety of public and private financing alternatives, energy conservation techniques and incentives, home maintenance techniques, sources of assistance, and the like. Widespread publicity about the availability of a Housing Information Hot Line would be of great value to the concept, and the technique itself of important assistance to the residents of California City.

- Program Objective: To increase public awareness of available housing programs, financing alternatives, energy conservation techniques and incentives, passive design alternatives, and information and assistance sources.

- Program Initiator: Kern County Board of Supervisors via grant approvals.
- Program Financing: Community Development Block Grant.
- Program Implementor: Kern County Community Development Program Department and/or private organizations.
- Time Frame: 1982; continuing.
- Program Supports: Policies 1.1, 1.2, 1.3, 1.4.

Program 1.e: Housing Information Outreach Program

Both printed and oral information needs to be disseminated within the City. The knowledge and talents of those in the lending, construction, and related communities; those administering housing programs, such as the Kern County Housing Authority; and those acting to promote additional housing opportunities within the County, such as the Kern County Community Development Program Department; and those active in energy conservation will be especially helpful to California City residents.

California City supports and encourages the development of a County-wide information outreach program, and would welcome it to the City.

- Program Objective: To increase public knowledge of available housing programs, assistance, energy conservation, and related matters.
- Program Initiator: Kern County Board of Supervisors via grant approvals.
- Program Financing: Community Development Block Grant.
- Program Implementor: Kern County Community Development Program Department.
- Time Frame: 1982; continuing.
- Program Supports: Policies 1.1, 1.2, 1.3, 1.4.

Program 1.f: Local Plans and Standards Review

It will be appropriate to the comprehensive support of the goals of this Housing Element that the City review its General Plan and zoning ordinances to determine whether elements contained therein impose constraints on the development of the range of housing types suitable to the needs of California City

residents and on development of affordable housing in the community, and to make modifications as necessary and appropriate to alleviate such constraints.

Items to be considered in this assessment include, but are not limited to, the following: the need for additional zoning to accommodate multi-family and mobile home development; the appropriateness of increasing density permitted in mobile home development; the appropriateness of permitting a wider variety of densities in both single family and multi-family zones.

- Program Objective: To facilitate the development of affordable housing by mitigating regulatory obstacles to housing cost reduction development techniques.

- Program Initiator: City Council via adoption of this Housing Element and grant application approval.

- Program Financing: Community Development Block Grant, General Revenue Sharing, other grant funds as available.

- Program Implementor: California City Planning Commission, with added staff support as funded through grant accounts.

- Time Frame: 1982 - 1983.

- Program Supports: Policies 1.1, 1.2, 1.3, 1.6.

Program 1.g: Affordable Housing Incentives Program

Sections 65915-65918 of the California Government Code provide that where developers of residential uses reserve at least 25 percent of the units in a project for occupancy by households of low- or moderate-income, defined as income of up to 120 percent of the median income, the locality in which such units are located must provide compensating incentives to the development. The law requires such incentives to be either (1) a 25 percent density bonus, or (2) a combination of two other incentives, such as waiver of park and recreation fees, provision by the City of needed infrastructure improvements, application of grant funds to write down project costs, waiver of development fees, or other similar incentives determined by the City.

To prepare for implementation of this new requirement, the City will, in conjunction with the plans and standards review set forth in the preceding program statement, assess the comparative advantages to the City and to affordable housing projects of the range of incentive devices permitted by the law, and will structure a local incentive program which best meets the City's comprehensive housing, land use planning and fiscal needs.

- Program Objective: To facilitate the production of affordable ownership and rental housing by providing incentives consistent with local priorities to private residential developers.

- Program Initiator: City Council via adoption of this Housing Element.

- Program Financing: City of California City for staff time.

- Program Implementor: California City Planning Commission.

- Time Frame: 1982 - 1983.

- Program Supports: Policies 1.1, 1.2, 1.3, 1.4, 1.6.

Program 1.h: Energy Conservation Library

It can be expected that utility and energy costs will continue to be a growing proportion of total shelter costs over the period to which this Housing Element directs its attention. The need to conserve energy and to utilize design techniques in such a way as to reduce heating and cooling needs will increase. Due to the natural climate in Kern County, many opportunities are presented to take advantage of the sun to provide energy, and in some areas of the County to take advantage of natural geothermal resources for the same purpose. Conversely, appropriate siting and design of buildings can reduce cooling requirements in summer months by minimizing the impact of the sun.

The County and the cities in the County wish to encourage the use of design techniques which use building placement and similar innovations as means of capitalizing on the natural climate so as to minimize energy consumption and reduce total housing costs to consumers. To further this objective, the County will establish regional energy conservation libraries to be integrated into the County library system, which will provide to developers and individuals building new housing the latest available information about passive and other design techniques directed to energy conservation, as well as information about the variety of energy-saving features now available for inclusion in new housing such as low-consumption sanitary systems, insulation materials and their installation techniques, solar heating and cooling systems and such other technological advances as are developed from time to time.

The energy conservation libraries will be strategically located so as to be accessible to users in all areas of the County. It is anticipated that at least five such libraries will be initiated during the term of this Housing Element.

The City supports this initiative of the County and will cooperate with the County in organizing the information system.

- Program Objective: To increase energy efficiency of new homes and to reduce housing operating costs.

- Program Initiator: Board of Supervisors via program and budget approvals.

- Program Financing: Community Development Grant Funds, other grant funds, and/or General Fund.

- Program Implementor: Kern County Planning and Community Development Program Departments for information system design and materials collection; Kern County Library for continued maintenance.

- Time Frame: 1983; continuing thereafter.

- Program Supports: Policy 1.6

OBJECTIVE 2:

To increase the supply of sound housing in the City through the rehabilitation of half of those units which currently are substandard.

Policy 2.1: Encourage the rehabilitation of both owner-occupied and rental units throughout the community.

Policy 2.2: Provide financial and technical assistance to those property owners wishing to participate in a residential rehabilitation program.

Policy 2.3: Aggressively pursue the acquisition of grant or other funds sufficient to finance rehabilitation of all dwellings considered substandard at the time of adoption of this Element.

Policy 2.4: Encourage community self-help activities to promote housing rehabilitation within the City.

Rehabilitation Programs

As was detailed in Chapter 3 of this document, approximately 50 California City residences are suffering from deferred property maintenance and need rehabilitation. It is estimated that as many as three-fourths of these units are rentals. It is further estimated that the majority of these substandard units are either owned and occupied by, or rented to, households with limited incomes. The housing rehabilitation programs contained in this section are designed to address both the need for improvement in housing condition, and the need to assure continued affordability of rehabilitated units; they provide for assistance to both owner-occupants and to rental units.

Program 2.a: Low-Interest Home Improvement Loan Programs

It is the City's desire that favorable home improvement financing be made available to residents who need it in order to carry out housing rehabilitation efforts. The City recognizes that sources of funding for rehabilitation assistance are limited and that the availability of Community Development Block Grant monies, in particular, will be insufficient to meet home improvement needs in California City.

Therefore, this generic program is included in this Housing Element in order to indicate the City's desire that such assistance be made available to homeowners in the City and to outline the general nature of programs available at the time this Element was prepared which are viewed as appropriate to the City's needs. The range of programs outlined below reflects the variety of options in which the City has an interest. The time frames attached to the various options are based on the assumptions that (1) local funds will not be available to assist rehabilitation efforts; (2) Community Development Block Grant funds will be available only in very limited amounts, sufficient merely to complement activities funded through other sources; (3) the technical assistance which the City will require in order to develop and implement a housing rehabilitation program will not be available until later years of the time period to which this element is addressed; and (4) a locally-based program will have the greatest potential for success in California City.

Program 2.a(1): Farmers Home Administration Section 502 Loan Program

Families of lower income who purchase homes needing rehabilitation and who qualify for FmHA financing may obtain favorable long-term mortgage funds at interest rates as low as one percent to both buy and rehabilitate their homes. This program is available within the City currently. The City wishes to encourage its use by homebuyers needing financial assistance both with

mortgages and with rehabilitation. More widespread knowledge of its availability and applicability to residents' needs will be important to its increased use; subsequent discussion of home improvement information programs will focus on techniques needed to disseminate such information.

- Program Objective: To make low-interest home purchase and home improvement financing available to prospective homeowners of lower-income units.
- Program Initiator: Individual borrowers.
- Program Financing: Farmers Home Administration (FmHA).
- Program Implementor: FmHA and individual borrowers.
- Time Frame: 1982 - 1985.
- Program Supports: Policies 2.1, 2.2, 2.3, 2.4.

Program 2.a(2): Farmers Home Administration Section 504 Loan/ Grant Program

This special program is directed to very low-income homeowners who cannot qualify for the Section 502 program discussed above. It provides loans, grants, or a combination of the two to assist in essential minor repairs to dwellings; there is a $5,000 limit. Persons over 62 years of age and who otherwise qualify may receive assistance in the form of a grant.

This program, because of its low cost limit, will not solve extensive rehabilitation needs. However, since rehabilitation needs in California City are minor in nature, not involving the need for structural repairs, the City sees it as a tool suitable to the needs of its residents and encourages its use to upgrade housing conditions within the City.

- Program Objective: To provide rehabilitation loans and grants to very low-income homeowners for essential home repairs.
- Program Initiator: Individual homeowners and FmHA.
- Program Financing: Farmers Home Administration (FmHA).
- Program Implementor: FmHA and individual homeowners.
- Time Frame: 1982 - 1985.
- Program Supports: Policies 2.1, 2.2, 2.3, 2.4.

Program 2.a(3): HUD Section 8 Moderate Rehabilitation Program (or Successor Programs)

Individual owners of rental properties which need rehabilitation may work with the Kern County Housing Authority to upgrade the condition of rental units and subsequently to place them in the Section 8 program. Lower-income tenants then may receive assistance in meeting housing costs; the difference between the amount which the tenant can afford to pay and the fair market rent of the rehabilitated unit is made up to the landlord by the Housing Authority.

Due to the proportion of deteriorated housing which is occupied by tenants, this program may be useful to housing rehabilitation efforts in the City, while simultaneously addressing the financial needs both of property owners and of lower-income tenants. Therefore, the City encourages those owners of rental units occupied by lower-income tenants and in need of rehabilitation to take advantage of this program.

- Program Objective: To provide a means of upgrading deteriorated rental housing while also assisting tenants to maintain their occupancy of such housing and rental rates they can afford.
- Program Initiator: Individual property owners and Kern County Housing Authority.
- Program Financing: U. S. Department of Housing and Urban Development (HUD).
- Program Implementor: Kern County Housing Authority, Kern County Community Development Program Department, and individual property owners.
- Time Frame: 1983 - 1985.
- Program Supports: Policies 2.1, 2.2, 2.3, 2.4.

Program 2.a(4): Marks-Foran Residential Rehabilitation Act

This provision of state law permits localities to issue tax exempt revenue bonds for the purpose of making long-term, low-interest rehabilitation loans to the owners of deteriorated residential properties within designated areas selected by the locality. Below market interest rates result from such bonds.

Such bonds are similar to those discussed in the preceding section (Municipal Mortgage Loan Programs), in that they are not backed by the faith and credit of the City, but rather by the proceeds of loan payments made on the mortgages which they fund.

Rehabilitation loans made with proceeds of bonds issued under the Marks-Foran authority are structured by the issuing City. It is permissable that they be of very long term (up to forty years) and that they include refinancing features (refinancing of existing property indebtedness at the same low interest rate). Due to these features, such loans can be structured to require low monthly payments, making them suitable to the financial needs of lower-income and fixed-income households.

Thorough evaluation of such a program's desirability to the community, its financial and administrative feasibility, and like matters would be necessary prior to a decision to implement such a program. Technical assistance would be required. The program is included herein as an indication of the nature of capital-generation efforts which the City recognizes may be in the future if other sources of funding are insufficient to meet the community's needs.

- Program Objective: To make low-interest loans available for housing rehabilitation and program administrative activities.

- Program Initiator: City Council of California City via official actions leading to a prospective bond issue or via approval of a joint City-County program.

- Program Financing: Costs paid from proceeds of bond sale.

- Program Implementor: California City, with Kern County Community Development Program Department.

- Time Frame: 1984 - 1985.

- Program Supports: Policies 2.1, 2.2, 2.3, 2.4.

Program 2.b: Community Home Repair Assistance Program

In many communities, local civic, service and/or church groups have organized programs wherein members volunteer their time and expertise to assist others within the community to make needed home repairs. Many such programs focus especially on the home improvement needs of the elderly and handicapped, while others are directed to the needs of all residents who need such assistance.

California City residents are highly individualistic, but have an interest in caring for their own. The City therefore strongly encourages interested community groups to initiate volunteer pro-

grams of home repair assistance to those within the City who need it; such efforts are seen as a means by which housing and neighborhood conditions throughout the community can be improved.

- Program Objective: To provide home repair labor and related assistance to those in need.
- Program Initiator: Civic, service and/or church groups.
- Program Financing: None required.
- Program Implementor: Civic, service and/or church groups.
- Time Frame: 1982 - 1985.
- Program Supports: Policies 2.1, 2.2, 2.4.

Program 2.c: Materials Grant Program

The purpose of this program is to provide monies to low-income homeowners with which to purchase materials needed to make home repairs. The program can be especially useful as a complement to the home repair assistance program described above, for there will be some homeowners for whom volunteer labor will be available but who will not be able to finance the purchase of materials necessary to complete needed work.

The City will actively pursue funding for this program through the Community Development Block Grant program of the County of Kern and any other similar grant mechanism as might become available during the period to which this Element is directed.

- Program Objective: To provide financial assistance to homeowners in carrying out home repairs.
- Program Initiator: City Council of California City via grant application.
- Program Financing: Community Development Block Grant or other grant funds.
- Program Implementor: California City, along with groups carrying out Home Repair Assistance Programs.
- Time Frame: 1983 - 1985.
- Program Supports: Policies 2.1, 2.2, 2.3, 2.4.

Program 2.d: Home Improvement Information Program

Similar in concept to the program described in 1.e, this program statement is intended to emphasize the need for dissemination of information within the community about the types of programs available to assist with home improvement needs, financial tools (both public and private) which become available in the City, assistance to be provided through local home repair assistance programs, the need for housing rehabilitation, and the like.

In the City, the local press can be most useful in implementing an information programs, and the City will cooperate in such publicity and informational efforts by providing data for local publication. In addition, the City will encourage, and cooperate with, the local school system in the development of an information and education program within the schools directed at increasing the community's awareness of housing rehabilitation needs.

- Program Objective: To disseminate relative to home improvement needs, financial and technical assistance availability, and the like.
- Program Initiator: City Council of California City via adoption of this Housing Element.
- Program Financing: California City for staff time.
- Program Implementor: California City, local press, local schools.
- Time Frame: 1982 - 1985.
- Program Supports: Policies 2.1, 2.2, 2.3, 2.4.

Conservation Policies

OBJECTIVE 3:

To maintain the supply of sound housing in the City through conservation of the currently sound housing stock and to support housing conservation efforts in adjacent unincorporated areas.

Policy 3.1: Promote increased awareness among property owners and residents of the importance to long-term housing quality and continuous property maintenance.

Policy 3.2: Encourage owners and occupants of sound housing to maintain that housing on a continuing basis.

Policy 3.3: Promote community self-help efforts in support of housing conservation.

Program 3.a: Home Maintenance Counseling Program

Increased awareness of the need for continuous property maintenance and knowledge of how to recognize and treat incipient deterioration can provide the most effective "preventive medicine" for declining housing and neighborhood conditions within the community.

Therefore, the City will seek to initiate and implement a program of home maintenance counseling. The City will encourage development of a counseling program through the local school system, in particular. In addition, it will call upon civic organizations and other interested community groups to cooperate with the schools and the City in carrying out this program. This program can be integrated with Program 2.d.

- Program Objective: To provide information about the need for periodic home maintenance, education about common repair needs, and assistance to the public in maintenance techniques.
- Program Initiator: City Council of California City via adoption of this Housing Element.
- Program Financing: California City for staff time in program initiation; school system and/or civic groups for personnel in implementation.
- Program Implementor: School system and/or civic groups.
- Time Frame: 1982 - 1985.
- Program Supports: Policies 3.1, 3.2, 3.3.

Program 3.b: Neighborhood "Clean-Up/Fix-Up" Campaigns

This program approach also is related both to the prevention of deterioration by the encouragement of continued home maintenance and to the stimulation of housing rehabilitation activities. It consists quite simply of the periodic designation of a day or weekend as "neighborhood clean-up/fix-up" day, with City sponsorship so as to demonstrate the commitment of the public to the objective, and encouragement of trash elimination, tree pruning, yard cleaning, fence painting, and similar minor fix-up activities. The City will cooperate with neighborhood groups, civic organizations, and others willing to assist in program publicity and willing to lend a hand to those such as the elderly and disabled who might be unable to perform minor maintenance tasks themselves.

Local financial resources permitting, the City will make available throughout its neighborhoods special trash pick-ups and the like. The City will encourage the community to draw upon its civic pride for this activity and ask neighbor to help neighbor in making the community a more attractive place to live.

- Program Objective: To periodically stimulate interest in home and neighborhood maintenance and improvement and to capitalize upon the strength of the community in this regard.

- Program Initiator: California City via budget approvals.

- Program Financing: California City for trash service; no other funding required if civic organizations undertake publicity.

- Program Implementor: California City Public Works Department.

- Time Frame: 1982 - 1985; on a periodic basis.

- Program Supports: Policies 3.1, 3.2, 3.3.

Program 3.c: HUD Section 8 Housing Assistance Payments Program (or Successor Programs)

This version of the Section 8 program provides housing assistance payments on behalf of eligible lower-income households to private-property owners to make up the difference between the fair market rent of a unit and the amount the eligible tenant can afford to pay. Termed the "existing housing" program, it requires that the units in which assisted tenants live be in sound condition. The program is currently operative in California City, but only a few households are now receiving assistance.

Increased use of this program by eligible families and the elderly and handicapped can have the effort of promoting housing conservation efforts. Frequently, in order for a dwelling to be placed in the program, minor repairs must be made. Landlords have an incentive to make such repairs by virtue of the fair market rents paid for the units and the leases which accompany the program.

The program is administered by the Kern County Housing Authority. Its potential availability to City residents can be more widely publicized as part of the housing information programs described in earlier sections of this Chapter. Its applicability to the interest of rental unit property owners can be more effectively publicized through the same mechanisms.

- Program Objective: To assist lower-income households to secure sound housing at prices they can afford.
- Program Initiator: Kern County Housing Authority.
- Program Financing: U. S. Department of Housing and Urban Development (HUD).
- Program Implementor: Kern County Housing Authority.
- Time Frame: 1982 - 1985.
- Program Supports: Policies 3.1, 3.2, 3.3.

5 Agency and Program Coordination

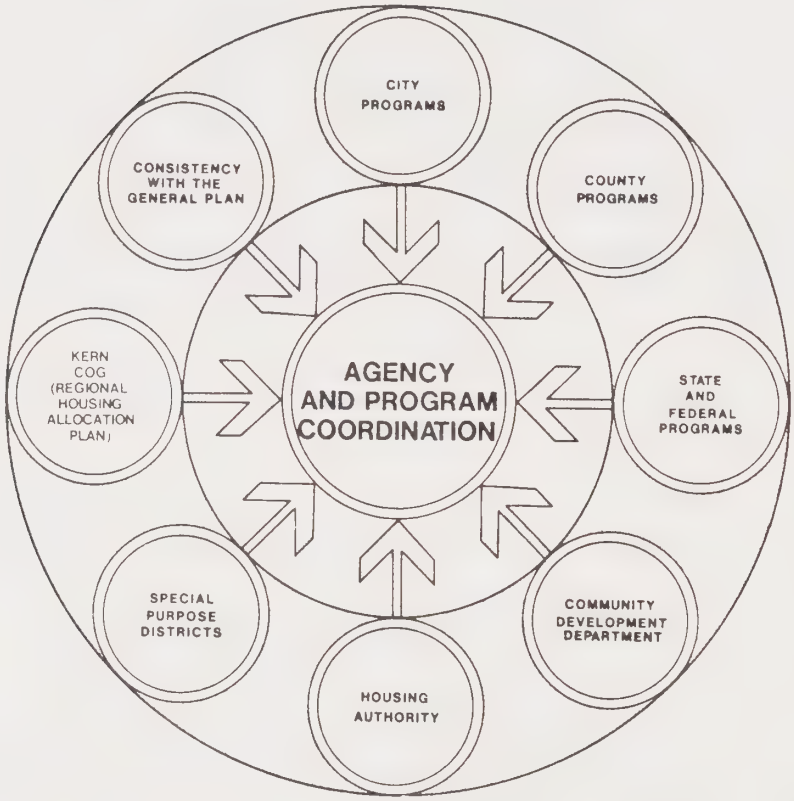

FIGURE 5-1 - THE ELEMENTS OF AGENCY AND PROGRAM COORDINATION

The implementation of housing programs identified in Chapter 4 is dependent upon individual and collective efforts within the City and County. The effectiveness of such a combined effort is critical to the overall success of the Housing Element. While this unified effort will provide support vital to the plan, an intra-city departmental strategy is critical to the implementation phase. Since the City's General Plan will serve as the major policy document to assist public and elected officials in this decision-making, it is essential that consistency among the nine required Elements of this Plan serve as a framework for consideration of the Housing Element and its subsequent adoption and implementation.

Chapter 5 outlines the activities and responsibilities of the various governmental agencies (along with private entities) whose input and cooperation are essential to the implementation process. Where relevant public entities have developed programs (above and beyond those program activities outlined in Chapter 4) which would complement, supplement, or facilitate the implementation of the programs in the Housing Element, those additional program activities are briefly discussed.

Agency Coordination

To implement the programs described in Chapter 4, various actions and funding commitments must be made by several public and private entities. The following is a general description of the activities which must occur to fully implement the identified programs. A summary of these program activities is contained in Table 5-1.

1.a: Assisted Housing for the Elderly and Handicapped

To provide additional housing for the elderly and handicapped, HUD has two programs (Section 8 Program and 202 Program) which could be effectively utilized in California City. With the Section 202 Program, HUD makes available 100 percent loans at less than conventional interest rates to non-profit sponsors. Section 8 rent subsidies can also be utilized by tenants in the rental units.

To obtain Section 202 mortgage loans, a non-profit sponsor must prepare a developers' package and make requests to HUD for program funding. The City, the Housing Authority and the Community Development Program Department should be available to provide technical assistance to the non-profit group in the site selection process as well as providing data required in the developers' application package.

Should Section 8 rent subsidies be required, either the non-profit sponsor or the Housing Authority would have to request Housing Assistance Payments Allocations from HUD for use in California City. The City, Housing Authority or the Community Development Program Department should be in close contact with HUD to determine when allocations are anticipated so funds can be requested in a timely manner.

The City and the Housing Authority (in addition to possible program administration), should be available to assist in the formation of a non-profit organization, should such assistance be required.

1.b: Farmers Home Administration Section 515 Rental Housing Program

The primary responsibility for implementation of this program lies with the developer and the Farmers Home Administration (FmHA). The FmHA provides financing for this program to provide housing for low-and moderate-income families and elderly persons. Loans are made available to non-profit corporations, limited profit corporations and public bodies who meet the specified eligibility requirements. Once eligibility requirements are met, the developer submits the Development Package to the local FmHA office for review and approval.

As tenants must not pay more than 25 percent of their adjusted income for rent and utilities, HUD Section 8 Housing Assistance Payments may be made available to tenants to assist in their rent payments. If Section 8 funds are utilized, the developer must also submit the developers package to HUD for approval. Utilization of HUD Section 8 funds would be dependent on availibility of allocations to the Housing Authority or directly to the developer. Requests to HUD for Housing Assistance Payment allocations could come from either the developer or the Housing Authority.

Responsibilities of the City primarily involve assisting in the identification/formation of a non-profit or limited profit organization (who would assume the responsibility of project initiation), assisting the developer in site location, providing technical assistance (if necessary) in completing the application package to the FmHA (and HUD, if appropriate), and promoting the program throughout the City (could be a part of Programs 1.d and 1.e). The Community Development Program Department and the Housing Authority could also assist the City and developers in program implementation by providing technical assistance and program promotion.

1.c: Municipal Mortgage Loan Program

Prior to the City issuing tax exempt bonds for mortgage financing, the City would require assistance from various County entities to determine program feasibility for California City. The City would require the assistance of a bond counselor, should they decide to implement this program. The City would not be responsible for generating and processing loan applications, but would be required to make arrangements with a local lending institution to perform these activities.

Should the City implement a program of this type, the Community Development Program Department and other County entities could assist with program promotion.

1.d: Housing Information Hot Line

Development and operation of the Housing Information Hot Line would be the responsibility of the County Community Development Program Department. Funding would be requested from HUD through the Block Grant Application process. The City should cooperate with the County in promoting the program and to identify, where possible, private groups or organizations that might be available to assist in the operation of the Hot Line. Should volunteer personnel be utilized, various departments within the County (Community Development, County Planning, Building and Safety Department, Department of Public Health) could provide expertise in training sessions for the volunteers.

1.e: Housing Information Outreach Program

The Community Development Program Department would also be responsible for the development and operation of the Housing Information Outreach Program. The Community Development Program Department would request program funding from HUD through their Community Development Block Grant application. HUD could also supply printed materials for the program, as could various state agencies which deal with housing issues (such as energy, financing, maintenance, legal, etc.).

The County Housing Authority could also provide technical expertise to the Outreach Program and could serve as a referral point for those persons currently utilizing Housing Authority programs.

The Kern County Council of Governments could provide technical information for the program as well as resource personnel.

1.f: Local Plan and Standards Review

City planning staff, with assistance from legal staff, would be responsible for reviewing the existing general plan elements and zoning ordinances and, where necessary, revise, update, or develop additional plans or ordinances which would facilitate the provision of affordable housing. Should staff time be prohibitive to the accomplishment of this program, staff could prepare a grant application to the State Department of Housing and Community development, the State Office of Planning and Research, or to HUD for funding to utilize outside resources (consultants, part-time employees, college graduate students, etc.) for program implementation. The County Planning Department could, if required, provide technical assistance in the preparation of the grant application package, as well as providing technical data, if appropriate.

Once the City has accomplished the local plan review, th City will then be able to encourage developers to utilize innovative building techniques, as appropriate. City staff should be available to assist potential developers with revised regulations and reuqirements, if necessary.

1.g: Affordable Housing Incentives Program

To implement this program, the City Planning and Building Departments (with input/approval from the City Council) should develop a range of incentive guidelines for use by developers who include 25 percent low-moderate income housing in their developments. Input from developers who might ultimately utilize the program could be valuable in the development of incentive guidelines.

Once the program parameters have been finalized, City staff should be available to assist builders/developers understand the incentives program and promote its use in the provision of housing for low- and moderate-income persons.

1.h: Energy Conservation Library

The development of an Energy Conservation Library in areas throughout the County would be the responsibility of the County Planning and Building Departments, the Community Development Program Department and the County Library System. The existing library facilities would house materials recommended/collected/provided by the County Planning, Building and Community Development Departments. The information would be available to developers and individuals building new houses, those involved in extensive remodeling or those incorporating passive energy conservation techniques in existing housing.

Utility companies could be invaluable in providing information and reference materials for the program. The City could also assist by providing program publicity through other housing information programs (Programs 1.d and 1.e).

2.a(1): Farmers Home Administration 502 Program

The Farmers Home Administration (FmHA) is the prime initiator for this program. The FmHA makes loans directly to qualified borrowers to build/buy/rehabilitate a house which meets FmHA's standards. Developers, if they meet eligibility requirements, may not only obtain loans to construct FmHA housing, but may secure pre-commitments for permanent financing for the potential homebuyer.

The City staff should assist in disseminating program information to potential builders and homebuyers, as well as providing technical assistance to builders as required.

2.a(2): FmHA Section 504 Rehabilitation Loans and Grants

Although the Farmers Home Administration (FmHA) is directly responsible for program funding, the success of this program is dependent on the availibility of persons (whether City staff or the Community Development Program Department) to assist the very low-income homeowner in the loan or grant application process. Either entity, as part of the total rehabilitation effort, could provide such assistance as well as identifying builders/contractors/handymen who would make the minor repairs to the dwellings.

Utilizing 504 funds for the rehabilitation of this type, with technical assistance from the City staff or the Community Development Program Department, would stretch the availibility and effectiveness of Block Grant dollars in the total rehabilitation program.

2.a(3): HUD Section 8 Moderate Rehabilitation Program

HUD, the Kern County Housing Authority and local property owners would be the three major entities responsible for the implementation of this program. HUD would invite non-profit or profit-motivated developers (individually or together with the local Housing Authority) to submit development proposals for rehabilitation of rental units. Once proposals were accepted, HUD would enter into a Housing Assistance Payment contract with the Housing Authority for a specified period of time upon completion of the rehabilitation of the rental units.

Owners as developers should be able to obtain financing for the rehabilitation from local lending institutions, as mortgage loans could be federally insured.

The City could play a role in this program effort by providing the technical data necessary for a development proposal and by encouraging property owners to participate in the rehabilitation effort by providing the technical expertise usually lacking by developers/property owners completing government project forms for the first time. The City could also assist developers by identifying the need for this type of effort in various plans and policy documents.

2.a(4): Marks-Foran Residential Rehabilitation Act

This program is similar to Program 1.c discussed earlier. Prior to proceeding with a bond sale, the City must first consider the desirability and feasibility of the program. Assistance in making this determination would be required from several sources, primarily the Community Development Program Department and City legal counsel.

If this program is determined to be feasible for California City, the City should obtain bond counsel to assist in issuing tax exempt bonds. The City would be required to prepare a rehabilitation plan, define rehabilitation areas, seek cooperation from local lending institutions to generate and process loan applications and provide program publicity. To fully utilize bond proceeds, funding requests for mortgage insurance should be made to the California Housing Finance Agency, to the State Housing and Community Development Department and to the Federal Housing Administration. County Community Development Block Grant funds could also be utilized for mortgage insurance, but would need to be requested through the Block Grant Application process.

The Community Development Program Department staff should be available to provide technical assistance, as well as the County Planning Department. The Housing Authority also has

the authority to issue tax exempt bonds under this program, the proceeds from which could be utilized in California City.

2.b: Community Home Repair Assistance Program

The success of this program is dependent on the sense of commitment and community pride exhibited by the residents of California City. Civic, service or church groups would need to identify program activities and initiate the volunteer programs of home repair assistance for the elderly, handicapped or other disabled persons in need of such assistance.

The City could, through the various housing information programs, act in a referral capacity for those who need assistance and those organizations with volunteer programs.

2.c: Materials Grant Program

Before the program can be utilized, the Community Development Program Department (based on requests from California City) would have to request program funding from HUD through the Community Development Block Grant application. Should HUD approve the funding requests and funds were available for use in the City, the City should coordinate with the volunteer organizations in program publicity. The availability of money for materials could be publicized through Programs 1.e and 2.d.

2.d: Home Improvement Information Program

This program should be an integral part of the Housing Information Outreach Program described in Program 1.e. Overall program development and administration would come from the Community Development Program Department with funding and informational materials from HUD. The Kern COG, County Housing Authority and various state agencies could provide program/informational materials or expertise. Assistance would also be encouraged from local lending institutions and builders.

Should the City become actively involved in a rehabilitaiton effort, they could take a more active role in information dissemination regarding rehabilitation techniques and financing.

3.a: Home Maintenance Counseling Program

The Home Maintenance Counseling Program is an extension of Program 2.d; however, as a counseling program of this type would be more intensive and for a longer duration than the Home Improvement Information Program, additional funding would be required. In addition to the use of Block Grant funds, the City should seek program funding from the State Department of Housing and Community Development for the extension of counseling services. The City should also promote the program and seek technical assistance from local contractors, trade unions, educational institutions and civic organizations to assist in program implementation throughout the City.

3.b: Neighborhood "Clean-Up/Fix-Up" Campaigns

Implementation of this program relies primarily on civic groups, service clubs and church organizations. The City should initiate and promote this program (along with the local news media), and provide extra trash pick-up etc; the success of this program is dependent on the cooperative spirit and civic pride exhibited by the residents of the City.

3.c: HUD Section 8 Housing Assistance Payments Program

This program (now being utilized County-wide) is HUD's Section 8 existing housing program and is administered in Kern County by the County Housing Authority. The Housing Authority makes housing assistance payments to private property owners to make up the difference between the fair market rent and what an eligible tenant can afford to pay.

For a unit to be eligible for the "existing housing program" it must be in sound condition. Property owners in California City could be required to make minor repairs to their rental units before their property could qualify for the program. This would increase the overall supply of sound housing in the City.

For increased utilization of this program, the Housing Authority would have to increase their housing assistance payment allocations through a request to HUD. Once additional allocations were made available, the City, through the various housing information programs discussed earlier (1.d, 1.e), should publicize the program availability to both the potential tenants and the property owners.

TABLE 5-1
AGENCY COORDINATION SUMMARY
CALIFORNIA CITY

	RESPONSIBLE ENTITY								
PROGRAM	CITY	COUNTY	STATE	FEDERAL	C.D. DEPARTMENT	HOUSING AUTHORITY	SPECIAL PURPOSE DISTRICTS	KERN COG	OTHER
1.a-Assisted Housing for the Elderly and Handicapped	-Provide technical assistance to non-profit sponsors in program requests -Assist in site selection process, as requested -Publicize/promote program		-HCD provides technical assistance to non-profit groups, as apprpriate	-HUD reviews program requests and provides project funding	-Provide technical assistance to non-profit groups in program implementation -Assist in formation of non-profit groups, as appropriate	-Provide technical assistance and program information to non-profit groups -Assist in formation of non-profit groups, as appropriate -Administer Section 8 program, if required		-Provide technical assistance to non-profit group, as appropriate	-Non-profit groups request project funding and initiate programs
1.b-Farmers Home Administration Section 515 Rental Housing Program	-Assist in formation of non-profit organization -Assist in identifying limited profit organizations -Provide technical assistance/information to developers -Assist in site evaluation -Assist in program promotion to citizens, as appropriate			-FmHA provides project financing -HUD approves Section 8 Housing Assistance payments (optional)	-Assist in formation of non-profit organizations, if appropriate	-Assist in formation of non-profit organizations -Assist in identification of limited profit organizations -Administer Section 8 Housing Assistance Payments Program (optional)			-Developers initiate and manage project
1.c-Municipal Mortgage Loan Programs	-Issue tax exempt bonds for mortgage financing				-Assist City in determining program feasibility -Assist in program promotion -Fund and operate program				-Lending institutions generate and process loan applications -Private developers obtain advance commitments for project funding

TABLE 5-1 Continued
Agency Coordination Summary
California City

PROGRAM	RESPONSIBLE ENTITY								
	CITY	COUNTY	STATE	FEDERAL	C.D. DEPARTMENT	HOUSING AUTHORITY	SPECIAL PURPOSE DISTRICTS	KERN COG	OTHER
1.d-Housing Information Hot Line	-Promote program in City	-Assist in training operational personnel (optional)		-HUD supplies grant monies for program operation and a variety of printed materials	-Fund and operate program				-Private organizations to operate program (optional)
1.e-Housing Information Outreach Program	-Promote program in City -Assist in identifying persons/organizations to provide program expertise		-Provide technical assistance on program matters to C.D. Dept.	-HUD supplies grant monies for program operation	-Overall program development and coordination	-Assist C.D. Dept. with program information		-Assist C.D. Dept. with program information	-Developers/lending institutions assist C.D. Dept. with program information
1.f-Local Plan and Standards Review	-Review local codes and ordinances -Revise codes and ordinances, if necessary -City Council and Planning Commission approves revisions -Staff assists developers in site selection, interpretation of codes/ordinances -Prepare grant application, if required				-Assist in program publicity, as appropriate				-Private developers initiate projects

TABLE 5-1 Continued
Agency Coordination Summary
California City

	RESPONSIBLE ENTITY								
PROGRAM	CITY	COUNTY	STATE	FEDERAL	C.D. DEPARTMENT	HOUSING AUTHORITY	SPECIAL PURPOSE DISTRICTS	KERN COG	OTHER
1.g-Affordable Housing Incentives Program	-Review existing development requirements -Determine range of potential developer incentives -Obtain input on incentives from builders/developers/City Council/Planning Commission -Publicize final program details -Assist developers with program utilization				-Assist with defining program parameters -Provide funding for incentive options (optional) -Assist with program				-Developers assist with program development and review
1.h-Energy Conservation Library	-Planning and Building Departments supply materials or information to be requested through the County Library System -County Library System house energy conservation reference materials		-Provide technical assistance on energy conservation programs		-Provide funds for library materials acquisition -Assist with program publicity through other C. D. Dept. activities				-Utility Companies make available resource materials and conservation techniques

TABLE 5-1 Continued
Agency Coordination Summary
California City

PROGRAM	RESPONSIBLE ENTITY								
	CITY	COUNTY	STATE	FEDERAL	C.D. DEPARTMENT	HOUSING AUTHORITY	SPECIAL PURPOSE DISTRICTS	KERN COG	OTHER
2.a(1)-Farmers Home Administration Section 502 Program	-Publicize/promote program -Provide assistance to homeowner in making loan requests to FmHA			-FmHA approves loan requests	-Publicize program through other rehabilitation efforts -Assist homeowners to prepare loan applications -Assist in locating persons to do rehabilitation work				-Homeowners request loans from FmHA -Builders/contractors available to do rehabilitation work
2.a(2)-Farmers Home Administration Section 504 Loan/Grant Program	-Assists in program publicity -Provides assistance to homeowners in requests to FmHA, as appropriate			-FmHA approves loan and grant requests	-Publicize program through other rehabilitation efforts -Assist homeowners in loan and grant requests to FmHA -Assists in locating persons to do rehabilitation work				-Homeowners request loans or grants from FmHA -Builders/contractors available to do rehabilitation work

TABLE 5-1 Continued
Agency Coordination Summary
California City

PROGRAM	RESPONSIBLE ENTITY								
	CITY	COUNTY	STATE	FEDERAL	C.D. DEPARTMENT	HOUSING AUTHORITY	SPECIAL PURPOSE DISTRICTS	KERN COG	OTHER
2.a(3)-HUD Section 8 Moderate Rehabilitation Program	-Provide technical assistance/ data for development proposals -Encourage property owners to participate in project			-HUD-FHA provides mortgage insurance -HUD funds Section 8 HAP's		-Assist property owners in develment proposals to HUD -Administer Section 8 Program			-Property owners or developers submit development proposals to HUD; seek financing to accomplish project -Lending institutions fund rehabilitation projects
2.a(4)-Marks-Foran Residential Rehabilitation Act	-Define rehabilitation plan -Obtain Bond Counsel -Issue tax exempt bonds	-Provide technical assistance, as appropriate	-CHFA provides mortgage insurance for program (optional) -HCD provides program funds (including monies for mortgage insurance)	-FHA provides mortgage insurance for program (optional)	-Provide technical assistance, as required -Utilize Block Grant funds for mortgage insurance (optional)	-Issue tax exempt bonds (optional)			-Bond counsel assists with bond sale -Lending institutions generates and process loan application
2.b-Community Home Repair Assistance Program	-Coordinate promotional efforts through on-going City information programs								-Civic, Service or church groups initiate projects
2.c-Materials Grant Program	-Request funding from CDBG Program Fund -Apply for additional grant funds from other sources, as appropriate -Coordinate with volunteer groups in program operation			-HUD approves CDBG program requests	-Requests to HUD for program funding through CDBG application				-Volunteer organization utilize funds to assist with Program 2.2

TABLE 5-1 Continued
Agency Coordination Summary
California City

PROGRAM	RESPONSIBLE ENTITY								
	CITY	COUNTY	STATE	FEDERAL	C.D. DEPARTMENT	HOUSING AUTHORITY	SPECIAL PURPOSE DISTRICTS	KERN COG	OTHER
2.d-Home Improvement Information Program	-Promote program in the City -Assist in identifying persons/organizations to provide program expertise -Assist in program implementation (if appropriate)		-Provide technical assistance on program matters to C.D. Dept.	-HUD supplies grant monies for program operation	-Overall program development and coordination	-Assist C.D. Dept. with program information		-Assist C.D. Dept. with program information	-Developers/builders/lending institutions assist C.D. Dept. with program information
3.a-Home Maintenance Counseling Program	-Make grant application to State HCD for program funding -Promote program with local contactors, handymen, tradesmen, educational institutions -Request funding from County C.D. Dept. to supplement State HCD funds -Assist in identifying persons/organizations to provide program expertise -Promote program throughout City		-HCD may provide program funding	-HUD approves funds for program operation	-Provide technical assistance to City in grant application package -Request Block Grant funds for program operation				-Local contractors/handymen/tradesmen/educational institutions participate in program
3.b-Neighborhood "Clean-Up/Fix-Up" Campaigns	-Promote program throughout City -Provide trash pick-up -Encourage involvement of civic, church and service organizations								-Civic groups, church organizations and service clubs participate in program -Publicity from local news media

TABLE 5-1 Continued
Agency Coordination Summary
California City

	RESPONSIBLE ENTITY								
PROGRAM	CITY	COUNTY	STATE	FEDERAL	C.D. DEPARTMENT	HOUSING AUTHORITY	SPECIAL PURPOSE DISTRICTS	KERN COG	OTHER
3.c-HUD Section 8 Housing Assistance Payments Program	-Promote program through housing information systems			-HUD approves additional allocation requests from Housing Authority		-Request additional program allocations -Administer program			-Property owners participate in program

Consistency With The General Plan

As stated earlier in this Chapter, the Housing Element is one of nine Elements required for inclusion in the General Plan. The state legislation requires that these nine Elements be integral to the General Plan, as well as maintaining a level of consistency that supports the goals and objectives of the exercise in its entirety. While all Elements of the General Plan could conceivably affect the policies and programs identified in the Housing Element, the Land Use Element and the Circulation Element have a more critical bearing on the implementation of housing policies and programs.

The Land Use Element identifies the amount and location of land proposed for residential development in California City. It also illustrates the relativity of residential areas to other land uses, such as commercial, industrial, open space, etc.

The Circulation Element identifies transportation corridors in the City and designates existing and proposed corridors according to their respective levels of service, i.e. freeway, major and minor collectors, local streets, etc. Access can determine the nature of existing land uses and is a major consideration in shaping future land uses. The necessity of these two Elements being carefully coordinated is especially critical to the Housing Element, due to the cause-and-effect nature of the processes relative to all three.

Presently, California City has nine General Plan Elements, the majority of which were completed since 1975. The Land Use Element and Circulation Element were prepared in 1978; the previous Housing Element in 1972. The Open Space and Conservation Elements were completed in 1973. In 1975, four Elements were added to the General Plan. Those four Elements were: the Scenic Highway Element, Noise Element, Safety Element and Seismic Safety Element.

During the preparation of this document, all existing plans were reviewed in an effort to maximize consistency where goals and objectives were still relevant. The Housing Element of 1972 contained goals and objectives of a general nature. While many of the goals and objectives in the 1972 Plan were utilized, the current Element has been expanded to reflect the changing political climate and community profile stressed as a result of the citizens' meetings. Should conflicts arise during the review of the Draft Housing Element, those issues should be resolved prior to the finalization of the Element. Upon finalization of this document, revisions to the remaining Elements should occur, where appropriate, to insure overall consistency among the General Plan Elements.

6 Housing Opportunities

The ability of a community to provide suitable housing to meet the needs of residents from all economic segments is largely dependent on opportunities within the community which avail themselves to the development of housing. Opportunities for housing are determined primarily by the availability of sites which can accommodate a range of housing unit types. Housing opportunities are often tempered by constraints imposed by both the private and the public sectors. Local land use controls and infrastructure capacities can constitute constraints to housing development, as can construction costs for low-and moderate-income units which are incurred by the developer. Chapter 6 provides an analysis of the various opportunities and constraints that are specific to the development of housing in California City.

Chapter 6 responds to the requirements of Government Code Section 65583 which relate to the inventory/identification of available housing sites and an analysis of the governmental constraints/opportunities as they relate to the provision of housing for all income segments within a community. Communities that do not have existing standards and plans, such as zoning ordinances and building codes, that facilitate the development of housing should seek to initiate and/or amend their planning process so that requirements set forth in the Housing Element are attainable. A comprehensive review must be undertaken by the governmental and regulatory bodies of the community to inventory available sites, to assess service and infrastructure capacities, and to identify prevailing market conditions. This chapter addresses each of these needs in the following sections.

- The Land Use Inventory identifies the amount of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, which may be utilized to meet the projected housing need through 1985.

- The community's ability to provide sites for the development of housing is largely dependent upon the community's ability to provide adequate services and infrastructure (roads, water and sewer, etc.) to the sites. Chapter 6 provides an inventory and assessment of community services and infrastructure, as well as citing certain limitations to same. Table 6-1 contains information which serves as an overview in this section.

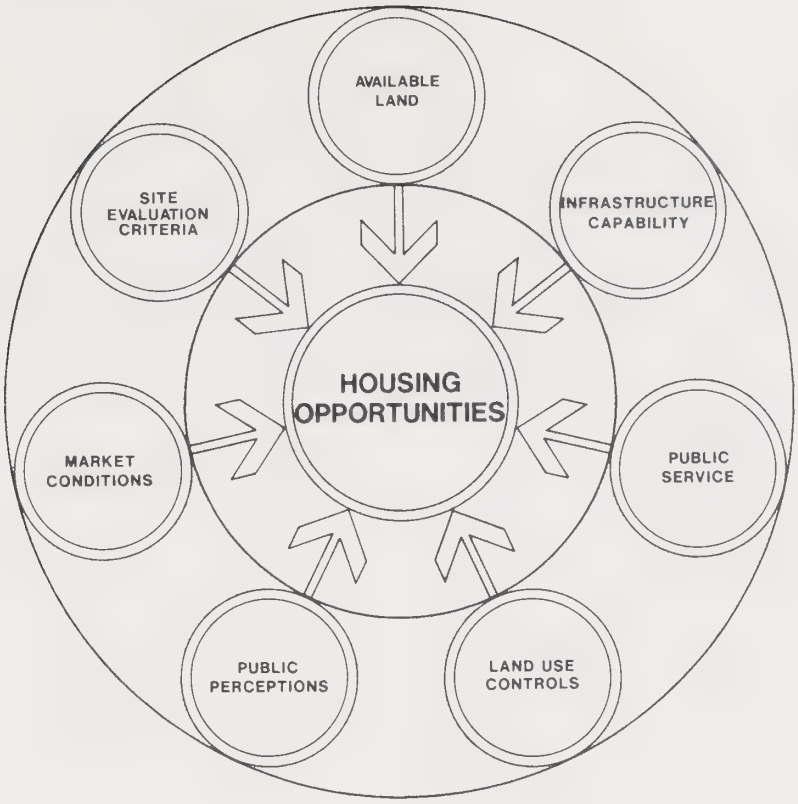

FIGURE 6-1 - COMPONENTS OF HOUSING OPPORTUNITIES

- As discussed above, market and governmental constraints must be considered in determining the ability of a City to meet housing needs. These constraints have been extrapolated from the minutes of numerous public meetings held in the City and from discussions with City staff, and are set forth in this section. A concensus of public perception that may constitute constraints is outlined, as well, since public opinion often serves as either an impediment or a catalyst in efforts of this nature.

- The community follows set standards for the development of housing in the area. Their criteria for assessing the suitability of housing sites is outlined. These requirements are sometimes based on, or directly incorporated, as a result of criteria set forth by public agencies such as the Department of Housing and Urban Development (HUD) or the Farmers Home Administration; therefore, requirements imposed by these entities are identified.

The four elements outlined above combine to formulate actual opportunities for housing development in California City.

Land Availability

The amount of land available for the development of housing is crucial in considering methods of meeting housing need. There must be sufficient vacant, residentially-zoned land within the City limits to meet the projected housing needs through 1985. A determination of land availability was made from a careful review of the City's zoning map, followed by an estimate of actual development (in terms of development per acre) that took place in a baseline year (1979). This comparison resulted in a reasonably accurate estimate of the amount of vacant land suitable for residential development. The projected housing need for the City through 1985 is reviewed relative to the amount of vacant land to determine if there is sufficient land available for meeting the housing need.

There is a very large area of California City available for future residential development; some estimates run as high as 100 square miles. Although this area would not be available for residential development in its entirety by 1985, the assumption can be made that the necessary additional acres of residential land (approximately 70 acres) will eventually be available. The amound of land needed to meet 1985 housing demand was derived from 1979 housing unit data and projections for 1985.

As the emphasis in residential density changes over time, so do certain parameters associated with the existing market and characteristics of the community. Two such parameters that are particularly vulnerable to transition in the industry and the community are density (dwelling units per acre) and distribution of housing types (single-family, multi-family, or mobile home).

Zoning regulations for California City indicate densities as follows:

Single-family	=	4 dwelling units per acre
Multi-family	=	~~6 dwelling units per acre~~
Mobile home	=	4 dwelling units per acre

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These densities are somewhat low, but they are typical of residential communities such as California City.

The distribution of residential housing types according to the City's zoning map is:

Single-family	=	70 percent
Multi-family	=	15 percent
Mobile home	=	15 percent

An estimated 281 new housing units are needed to serve a projected 1985 need. The prevailing housing mix suggests that most new units should be single-family homes, followed by mobile homes. Though the average number of new units built annually over the last few years has been ten units, fifty-two units have been constructed during the first quarter of 1983. If this rate of building continues, the projected demand for housing by 1985 will be met.

Utilities and Services

The ability and willingness of the community to provide adequate infrastructures and services to new housing developments is an important element in meeting future housing needs. Requirements that are placed on the developer in terms of providing utilities and municipal services may prove restrictive when weighed with other construction/property costs and the return on housing investments in today's market. The section below provides an assessment of these utilities and public services, as well as a forecast for future development. This data was obtained primarily through conversations with local officials and utility companies. A comprehensive overview of all utilities and public services in California City is presented in Table 6-1.

DOMESTIC WATER

California City's domestic water requirements are currently being met from groundwater sources which are supplied to residents by a City Water Department. The City has 5 active wells, of good capacity, and a connection to the Anteleope Valley-East Kern Water Agency (AVEKWA). AVEKWA is a contractor with the State for State project water. In 1982, the average demand was approximately 2.17 million gallons per day. The current capacity of the 5 wells plus the AVEKWA connection is about 10 million gallons per day.

The AVEKWA pipeline capacity to the City will ultimately allow 4,700 acre-feet to be supplied annually, but the connection capacity is currently only two thirds the ultimate. The cost of the AVEKWA water to the City is currently $120 per acre foot. (For a basis of comparison, an acre-foot usually serves three people per year in California City adequately.)

The projected new development in the City through 1985 can be easily accommodated with existing sources of water supply. According to Urban Projects Incorporated projections, California City will increase its population by 624 residents between 1979 and 1985. Comparatively, the AVEKWA entitlement can accommodate a population growth of 14,100 persons during that period.

WASTEWATER TREATMENT

Presently, approximately 45 percent of the City's residents and nearly all of the commercial and public establishments are hooked up to the City's sewer system.

The existing treatment facility is processing approximately 260,000 gallons per day of wastewater, an amount which is approximately the plant's capacity. A project to upgrade the plant, under the EPA/State Clean Water Grant Program, will soon be in the design stage, construction to be completed during

1984. The design capacity of the proposed plant will be 0.35 million gallons per day (mgd) which is estimated to accommodate a population of about 3,500. The Clean Water Grant Program intentionally does not provide for growth. The UPI population projections portray a growth to a population of 1985. If 100 percent of the residential units were to be hooked up to the City sewers by 1985, the new plant capacity would be 0.55 mgd which is in excess of the 0.35 mgd approved by the State of California for the current project.

SOLID WASTE

The California City solid waste landfill site is maintained by the Kern County Public Health Department and it is located in the Mojave area. The amount of waste which is processed is not known, but since the County has the responsibility of locating new sites when the old ones are filled, California City is assured of having adequate space for solid waste disposal through 1985.

ENERGY

The Southern California Edison Company and Southern California Gas Company supply California City with its electricity and natural gas, respectively. Although the Public Utilities Commission (PUC) guarantees that the City's future energy needs will be met, it has not sanctioned that more natural gas be allocated to the City. Consequently, the incoming residents are faced with paying the higher electricity rates without being able to seek an energy alternate, natural gas, as a means to minimize the energy costs.

EDUCATION

California City is served completely by the Mojave Unified School District; however, only the Robert P. Ulrich Elementary School is located within the City. The Josuah Jr. High and Mojave High School also enroll California City students and both are located fifteen miles away in Mojave. All three schools are under capacity and the elementary school and junior high have been experiencing a decline in enrollment in recent years. Below is a chart indicating the average daily attendance trends since 1976:[1]

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[1]Mojave Unified School District

	R. P. Ulrich Elementary	Josuah Junior High	Mojave High
1976-77	312	256	434
1977-78	317	251	449
1978-79	307	233	485
School Capacity	520	350	600

Optimally, the District would like the average classroom size to be 27-30 students, but instead is only handling 19 students per classroom. The anticipated growth rate for the Mojave Unified School District is 3 percent annually for the next five years. In light of this growth rate and UPI's projected population for California City through 1985, the District is capable of absorbing the new growth of the City. The only major problem with the present public school system in relation to California City is the commute to Mojave that students in the junior high and high schools face. Optimally, there should be school sites for these grade levels within the City.

Other educational facilities which are in nearby to the City include the Antelope Valley Junior College in Lancaster, Cerro Coso College in Ridgecrest, evening classes which are offered at Edwards Air Force Base, as well as the California State College and Kern Community College in Bakersfield.

PARKS AND RECREATION

California City owns and/or operates an extensive list of recreational facilities. The dominant features of this list are the 6900 yard Championship Golf Course and Central Park which contains a three par golf course, tennis courts, playgrounds and picnic areas. Other recreational facilities which are connected with the City include a community center, the Sports Arena, Borax Bill Park (camping and picnic sites) and the Little League Ball Park.

Also within the City is Galileo Hill Park, a private operation, which contains camping sites, horseback riding facilities and a petting zoo. The community is also accessible to boating and fishing.

Since the City does not have a Parks and Recreation Master Plan, it is impossible to determine if they are meeting the community's development needs through set standards. Nevertheless, the City seems to have a number of open space and camping areas to absorb the projected growth needs through 1985.

FIRE PROTECTION

The City's Fire Department consists of 3 full time fire fighters, 1 paid Fire Chief and 11 volunteers. Presently, the maximum response time within the inhabited areas is 4-10 minutes and 20-45 minutes to reach the outlying recreation areas.

The accommodation of population growth with adequate service through 1985 will be dependent on the density and location of new developments. For example, the development of single-family units, the current trend in the City, is considered to be less efficient in terms of fire protection by the Department.

POLICE PROTECTION

The California City Police Department is not experiencing any problems in providing police protection at this date. Their average response time within the inhabited portion of the City is 3-5 minutes and 20-30 minutes to reach the outlying recreation areas.

The Department consists of 7 officers or approximately one officer per 428-500 residents, however, the Department would like to be funded for 3 additional officers by the City. In addition, the Department has recently applied for a traffic safety appropriation which would supply additional manpower and vehicles for the uninhabited areas if the request is granted.

Based upon UPI's population projections, the 1985 population will grow to 3,000 from the estimated 1979 level of 2,646. In light of this growth rate and the present ratio of officers, California City would need at least 3 more sworn officers to maintain the existing level of service.

HEALTH

California City presently has an inadequate level of health service. The Fire Department has emergency medical technicians. There is no 24 hour emergency care provided for the City and residents are dependent upon one doctor who works 8 hours per day, 5 days a week in the California City Health Center. At this writing, the Miller Ambulance Station located in California City serves the City. In addition to the doctor, a part-time dentist commutes to the community 2 days per week.

There are hopes in California City to get another physician through the National Health Corporation in order to make the existing medical center a 24 hour facility, as well as obtain a full-time dentist through Dentist Manpower. These plans have not yet materialized into a final commitment from either organization.

It is apparent that California City needs inproved health care facilities for its existing residents, especially with the significant increase of retirees in the community since 1970. The lack of medical facilities will constitute a development constraint not only to incoming retirees, but also to young families with children. The constraint to obtaining additional medical facilities and manpower is not the population threshold to support such services, but the availability of funding.

TABLE 6-1

UTILITIES AND SERVICES AVAILABILITY

California City
1979

SERVICE	AGENCY	EXISTING CAPACITY	FUTURE CAPACITY	LIMITATIONS
WATER	-California City Community Services District -Antelope Valley-East Kern Water Agency Area (AVEK)	-2.67 mgd avg. demand 1978 -6 wells pump from groundwater basin	AVEK water will supplement City's water needs based on annual projections	Original water system in first community has an inadequate design
SEWER	California City Community Services District	-.2 mgd capacity -.34 mgd capacity after plant expansion -Currently at capacity	-Projected demand of 1.59 mgd in 1985 -80% of pop served on completion of plans -Citizens within 200-300 feet of sewer line reg to hook up	Funding for facility expansion
SOLID WASTE	Kern County Public Health Department	Mojave landfill site-adequate capacity	Adequate through 1985	None
ENERGY	-Southern California Edison Company -Southern California Gas Company	Adequate supply of energy	Adequate through 1985	Expensive electricity rates due to limited supply of natural gas
EDUCATION	Mojave Unified School District	-1 elementary school in City (other grade levels bussed to Mojave) -Avg. 19 students per classroom	Capacity of elementary school adequate through 1985	Lack of a junior and senior high school within City

TABLE 6-1 (CONTINUED)

UTILITIES AND SERVICES AVAILABILITY

California City

1979

SERVICE	AGENCY	EXISTING CAPACITY	FUTURE CAPACITY	LIMITATIONS
PARKS AND RECREATION	California City Parks and Recreation Department	-No master plan -10 "campsite" parks scattered throughout City -2 golf courses -Various recreation facilities	No standards to base future capacity on	None
HEALTH	California City Medical Center	-1 part-time doctor -No ambulance service -Not serving populations' needs adequately	Need additional facilities/personnel	Funding
FIRE	California City Fire Department	-4-5 minute maximum response time within inhabited areas -4 firemen -11 volunteers	Undetermined-Dependent on form of development and construction of new station	-Short-term deficienci in water system -Difficult to serve outlying recreation areas
POLICE	California City Police Department	-3-5 minute average response time within inhabited areas -7 sworn officers -Need 3 additional officers	Will need additional officers to meet growth needs	Difficult to serve outlying recreational areas

Housing Production Constraints/ Opportunities

Even the best intentions for the provision of housing to all members of the community can be met with prohibitive constraints. Governmental constraints, such as inflexible land use plans and bureaucratic red tape, are more conducive to change since they are more controllable than market or public perception constraints. Market constraints include economic variables such as high interest rates, inflation, and labor shortages which may interact in the private market as change agents. These economic variables may also be affecting the region as well as the community. Public perception constraints can be crucial to the adoption of housing assistance programs and may determine whether certain housing needs in the community will be met. For example, localities that express a strong "home rule" attitude are more likely to shun federal programs that compromise their autonomy.

Generally, housing constraints can be overcome or coordinated with program alternatives. In order to maximize positive changes, it is essential that these constraints are identified and investigated so that solutions may be explored.

GOVERNMENTAL CONSTRAINTS

Factors related to governmental procedure and the community's development plans and standards have been known to impede the timely and effective construction of needed housing units in Kern County. However, in the case of California City, these factors have not proven to be a significant constraint. Instead, California City has a unique housing market that is largely dependent on the land sale activities of Great Western Cities (GWC), the original development company and major land holder. The only identifiable government constraints which involve local government commitment consist of the City's ability to provide new and existing developments with utilities and municipal services:

1. Water lines and roads that were installed as part of the City's early promotion effort and which have not been used since then are showing signs of deterioration in some areas and require maintenance.

2. Vacant sites which are available are not necessarily in areas of the City that are receiving municipal services or have access to the community amenities.

3. The City's prior commitment to provide utilities for undeveloped areas diverts funds to vacant areas rather than directing it to existing urbanized areas where the infrastructure is in need of maintenance and extension.

MARKET CONSTRAINTS

The costs which are normally associated with housing (material, development fees, land, labor and capital) have been rising rapidly for the past decade. These high costs pose a major constraint to housing people of all economic segments of the community. Construction costs are prohibitive and in a relatively new city such as California City, older homes are difficult to find. The following items represent market constraints which restrict the provision of housing in California City.

1. The land ownership pattern has resulted in a sprawling configuration of development. Out of a total of 45,780 subdivided lots, 36,000 are in private ownership and 9,780 are owned by the original development company, Great Western Cities. The remaining 50,000 acres of vacant, unsubdivided land are owned by the Bureau of Land Management and Great Western Cities.

2. There is a lack of commercial and industrial space, so local employment opportunities and opportunities to increase commercial services are limited.

3. There is some financing available locally for rehabilitation and housing purchase by home owners; however, financing is limited for investment property construction and maintenance.

4. The shortage of rental units results in a market for substandard rental units and a lack of incentives for landlords to maintain investment properties.

5. Elderly people on limited, fixed incomes, young couples and singles find it difficult to meet down payments and the high interest rates associated with borrowing money for new home purchase.

6. Mobile homes are an affordable source of moderate priced housing; however, the few remaining lots in the mobile home subdivision are now $10,000 a piece which drives the cost of a unit beyond the reach of low income individuals.

7. Labor, construction materials and contractors are not available locally, and additional construction costs are incurred by importing them.

8. The rising cost of labor, land and materials has made the provision of low- and moderate-cost housing (in terms of the California City market area) impossible without Government assistance.

9. Natural gas is not supplied to all homes. The cost of electricity for heating and cooling in all electric homes results in exhorbitant electric bills for their occupants and raises the overall cost of household operation.

10. There is no 24-hour medical facility in California City. Since availability of medical care is a prerequisite for receiving Government assistance through agencies such as Farmers Home Administration, this constitutes a major constraint to the provision of affordable housing. Insufficient medical facilities and personnel is also a deterrent to retirees locating in California City.

11. Financing is difficult to obtain for mobile homes, condominiums, investment properties, and second homes due to the lack of comparable properties.

PUBLIC PERCEPTION CONSTRAINTS

Public perceptions of housing issues may constitute development constraints to the provision of housing that meets the needs of various income groups in the community. For example, public opinion can be a persuasive tool in developing housing policies or making available certain housing programs. During the series of Citizen Advisory Committee meetings which were held in preparation for this document, the following perceptions surfaced:

1. Residents have limited knowledge of the programs and financing methods which are available for home purchase or improvement.

2. There is only a limited acceptance of federal assistance and housing programs within the community.

3. There is a lack of coordination and promotion for efforts to encourage neighborhood and housing improvement. The leadership needed to encourage rehabilitation of dwelling units must come from within the community.

DEVELOPMENT OPPORTUNITIES

In the previous section, the governmental, market and public perception constraints which sometimes preclude development were discussed. To facilitate development, these constraints need to be modified, or eliminated, if possible. There are, however,

opportunities available to the government and the public which, if utilized properly, could stimulate development or at least maximize the development potential. These opportunities are discussed in the section which follows.

Energy Conservation

The conservation of natural energy resources has become an important goal at all levels of government. The state law which governs Housing Elements incorporates this goal by requiring that each Element include a discussion of opportunities for energy-conservation in the local housing stock.

Natural energy resources can be conserved in a variety of ways. Energy-saving features can be built into new housing. Housing can be designed so as to take advantage of the natural climate in such a way that heating and cooling needs are reduced, both through the manner in which units are sited and through design of windows and doors, and insulation specifications. Energy-saving devices can be installed in existing dwellings, as can more efficient insulation. Residents can take measures to reduce energy consumption by modifying the way in which they use their appliances.

The City of California City will be participating in the County sponsored Energy Conservation Library Program as discussed in Chapter 4. The City will assist in program publicity and encourage builders/developers/private citizens to utilize the library and incorporate energy conservation methods in the development and rehabilitation of units.

Additionally, most major utility companies conduct consumer-oriented energy conservation information programs, and some conduct award programs which reward builders whose projects meet certain energy efficiency standards. These programs go far to increase community awareness of the need to conserve and protect our energy resources.

New State Land Use Legislation

AB 2320 - Affirmative Zoning - This new legislation which took effect January 1, 1981, requires that localities zone sufficient vacant land for residential use in relation to zoning for non-residential use at standards and densities appropriate to meet the housing needs defined in the General Plan.

As indicated in a previous section of this Chapter, the City of California City has sufficient residentially zoned land to accommodate all types of housing development to 1985 and beyond. No current land use or zoning regulations impose undue restrictions on housing development in the City.

SB 1960 - Zoning for Mobilehomes - SB 1960, which became operative on July 1, 1981, provides for the placement of mobilehomes in single family residential zones. It declares that a city (including a charter city) or county shall not prohibit the installation of

mobilehomes on a permanent foundation on lots zoned for single family dwellings. However, a locality may comply with this requirement by designating certain lots zoned for single family dwellings for mobilehome use, which lots are determined to be compatible for mobilehome use. The mobilehome use will be subject to no more restrictive development standards than apply to conventional single family dwellings; however, these standards cannot have the effect of totally precluding mobilehomes. (Government Code Section 65823).

To comply with this legislation, the City of California City adopted Ordinance 81-298 on May 19, 1981, which established a procedure to allow mobilehomes to be placed on permanent foundations in specified areas with an R-1 (single family residential) zoning classification. The ordinance identifies standards for placement of mobilehomes, structural criteria for mobilehomes, as well as a review procedure for permit approval.

With the adoption of this ordinance, the opportunity for expanded housing choices is increased.

AB 1151 - Density Bonus Program - To encourage developers to produce additional housing at prices affordable to low- and moderate-income persons, this legislation (Government Code Sections 65915-65918) says that where developers of residential uses reserve at least 25 percent of the units in a project for occupancy by households of low- or moderate-income, the locality in which such units are located must provide compensating incentives to the development. The law requires such incentives to be either (1) a 25 percent density bonus, or (2) a combination of two other incentives.

There are no existing ordinances which would preclude the City of California City from granting such density bonuses. However, recognizing that this type of program could provide additional low-cost housing in California City, the City has plans, as part of the Housing Program portion of this Element, to identify incentives which best meet the City's comprehensive housing, land use planning and fiscal needs.

AB 3252 - Evidentiary Presumptions in Growth Limitation Ordinances
AB 3252, which took effect January 1, 1981, establishes a legal presumption that a growth limitation ordinance has an impact on the supply of residential units in a jurisdiction and surrounding areas (Section 669.5 of the Evidence Code). If such an ordinance is challenged, a locality bears the burden of proving that the ordinance is necessary for the protection of the public health, safety or welfare of the locality. (Certain ordinances are exempt).

The City does not have growth limiting ordinances except as they may relate to the health, safety and welfare of the citizenry (i.e., development which is limited because of lack of water/sewer, physical/environmental constraints, etc.). The City Council has had a history of encouraging growth and development in the City of California City.

Site Evaluation Criteria

Housing plans and specifications are subject to requirements imposed by the City and/or County. Additional requirements are sometimes in effect when funding comes from such public agencies as the Department of Housing and Urban Development (HUD) or the Farmers Home Administration (FmHA). In addition to the City's development requirements, HUD has specific standards in regard to neighborhood composition, accessibility to services, and availability of public transportation. FmHA development standards are primarily concerned with on-site improvements that must be satisfied prior to the approval of funding for a project. The Kern County Community Development Department follows standards set forth by the funding agency, as well as their own and those of the City where the project is to locate. The standards set forth by HUD and FmHA are outlined below.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT STANDARDS

Proposed sites for new construction projects must meet the following standards for approval from HUD:

1. The site must have an adequate size, exposure and contour to accommodate the number and type of units proposed; and adequate utilities (water, sewer, gas and electricity) and streets must be available to service the site.

2. The site and neighborhood must be suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Executive Order 11063, and HUD regulations issued pursuant thereto.

3. The site must not be located in:

   a. An area of minority concentration unless sufficient, comparable opportunities exist for housing for minority families, in the income range to be served by the proposed project, outside areas of minority concentration or the project is necessary to meet overriding housing needs which cannot otherwise feasibly be met in the housing market area. An overriding need may not serve as a basis for determining that a site is acceptable if the only reason the need cannot be met is that discrimination on the basis of race, color, religion, creed, sex or national origin renders sites unavailable outside areas of minority concentration.

b. A racially mixed area if the project will cause a significant increase in the proportion of minority to non-minority residents in the area.

4. The site must promote greater choice of housing opportunities and avoid undue concentration of assisted persons in areas containing a high proportion of low-income persons.

5. The site must be free from adverse environmental conditions, natural or manmade, such as instability, flooding, septic tank back-ups, sewage hazards, or mudslides; harmful air pollution, smoke or dust; excessive noise vibration, or vehicular traffic; rodent or vermin infestation; or fire hazards. The neighborhood must not be one which is seriously detrimental to family life or in which substandard dwellings or other undesirable elements predominate, unless there is actively in progress a concerted program to remedy the undesirable conditions.

6. The site must comply with any applicable conditions in the local Housing Assistance Plan approved by HUD.

7. The housing must be accessible to social, recreational, educational, commercial, and health facilities and services, and other municipal facilities and services that are at least equivalent to those typically found in neighborhoods consisting largely of unassisted, standard housing of similar market rents.

8. Travel time and cost via public transportation or private automobile, from the neighborhood to places of employment providing a range of jobs for lower-income workers, must not be excessive. (While it is important that elderly housing not be totally isolated from employment opportunities, this requirement need not be adhered to rigidly for such projects.)

9. The project may not be built on a site that has occupants unless the relocation requirements referred to in § 880.209(a) are met.

10. The project may not be built in an area that has been identified by HUD as having special flood hazards and in which the sale of flood insurance has been made available under the National Flood Insurance Act of 1968, unless the project is covered by flood insurance

as required by the Flood Disaster Protection Act of of 1973, and it meets any relevant HUD standards and local requirements.[1]

FARMERS HOME ADMINISTRATION STANDARDS

Proposed sites for new construction must meet the following FmHA requirements:

1. The site must have good drainage and be provided with sewer, water, power and garbage collection.

2. There must be at least two points of access to the site.

3. Cul-de-sacs must have turning room for safety vehicles.

4. Community standards for streets will be upheld at the mininum.[2]

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[1]Federal Register/vol.44, No 114 Section 880.206/ Tuesday, June 12, 1979.
[2]FmHA, Bakersfield office.

7 Regional Housing Allocation Plan

A major part of the 1977 State Housing Element Guidelines was a Fair Share Housing Allocation Plan which was to be developed by the Council of Governments for each region. The purpose of developing a fair share plan was "to provide localities with a general measure of local responsibility for addressing a fair share of the market area housing need." The guidelines also stated that "the fair share allocation will provide each locality with a presumptive identification of housing needs for which adequate provision must be made in the housing element."

All local jurisdictions were to be in compliance with the 1977 Housing Element guidelines by April of 1980. However, before the guidelines could be completely implemented on a Statewide basis, the State legislature approved Assembly Bill 2853 which provides an optional path for cities in addressing their housing needs and for the Council of Governments in preparing the Regional Housing Allocation Plan.

With the adoption of AB 2853 (Article 10.5, Section 65584 of the California Government Code), the Fair Share Housing Allocation Plan requirement was revised to a Regional Housing Allocation Plan. The Fair Share Plan (a requirement of the 1977 State Housing Element Guidelines) was to address non-market rate housing, primarily for low- and moderate-income persons. The Regional Housing Allocation Plan must address not only the non-market rate housing, but the housing needs of persons of all income levels.

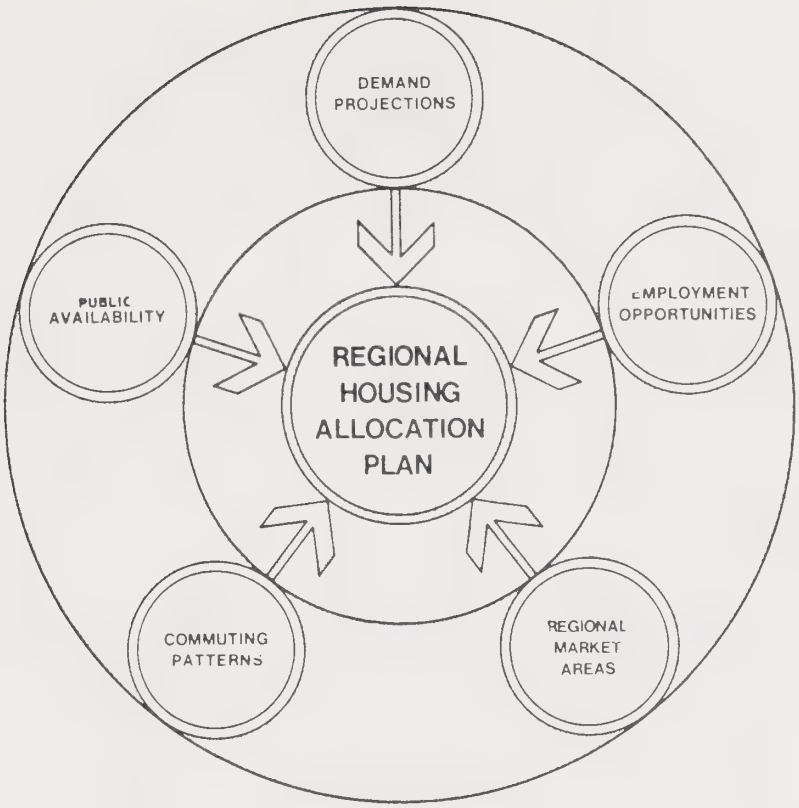

FIGURE 7-1 - ELEMENTS OF THE REGIONAL HOUSING ALLOCATION PLAN

Section 65584 establishes criteria that must be taken into consideration when determining the local jurisdictions' share of the regional housing need. "The distribution of regional housing needs, shall, based upon available data, take into consideration market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, and the housing needs of farmworkers." The legislation also provides that "the distribution shall seek to avoid further impaction of localities with relatively high proportions of lower income households."

Not only are local housing needs to be discussed, but "based upon data provided by the Department of Housing and Community Development relative to the statewide need for housing, each Council of Governments shall determine the existing and projected housing need for its region."

Portions of the Regional Housing Allocation Plan which are relevant to the Shafter area are found in Chapter 7. The Plan was based on the best information which was available during the time frame of this study.

STATE POPULATION AND HOUSING PROJECTIONS

In accordance with AB 2853, the State Department of Housing and Community Development has prepared population and housing projections for both the State and the Kern region. The State has used the 1980 U. S. Census housing counts and developed an estimated number of households that are needed to adequately serve the 1980 population. The State has further developed projections for population and households for the years 1981 through 1986.[1] These estimates are reflected in Table 7-1.

As shown in Table 7-2, the State has also identified the percentage which must be applied to the overall population totals, to determine the number of households that are required to meet the needs of the different income groups. Table 7-2 reflects both the income breakdowns for the State of California and the Kern region.

TABLE 7-1

	State of California		Kern Region	
	Population	Households	Population	Households
1980	23,668,562[2]		403,089[2]	
1980	23,773,000	8,668,400	405,600	140,700
1981	24,200,600	8,884,200	416,000	144,900
1982	24,628,200	9,103,300	426,300	149,200
1983	25,055,800	9,325,900	436,700	153,500
1984	25,483,400	9,551,600	447,000	157,800
1985	25,911,000	9,780,800	457,400	162,200
1986	26,309,800	9,952,700	466,800	165,500

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[1] It should be noted that the data portions of this Housing Element were prepared prior to 1980. The Regional Housing Allocation Plan was prepared using 1980 Census figures and other population projections provided by the California Department of Housing and Community Development in June 1981. This explains the apparent data discrepancies between Chapter 7 and the other Chapters of this document. Appendix G of this Housing Element contains a comparison of the 1980-1985 Housing Element population projections and the actual 1980 Census figures.

[2] This number is based on the 1980 Census, April 1,1980. All other numbers are projections based on a July 1st date for the year indicated.

Prepared by the Department of Housing and Community Development using Department of Finance E-150(revised) population projections published April 1981.

Issued June 1981 by the Department of Housing and Community Development, State of California.

TABLE 7-2

Estimated Proportions of Households
in Various Income Groups, 1970

Income Groups[1]	State of California	Kern Region
Very Low	25%	26%
Other Lower	16%	22%
Moderate	23%	22%
Above Moderate	36%	30%
TOTAL	100%	100%

Note: Estimates are based on 1980 definitions of the above income groups as contained in State law and implemented by HUD and HCD. The definitions involve relationships to median incomes and family size adjustment factors. These relationships and factors were applied to 1970 census income data.

[1] Definitions for the various income groups can be found on Page 7-5.

DEFINITIONS OF INCOME GROUPS

The following definitions of income groups were used in the preparation of the Regional Housing Allocation Plan. They are consistent with income group categories utilized elsewhere in the Housing Element.

Very Low Income

The income for a four person household is income not exceeding 50% of the actual median family income of the metropolitan area or non-metropolitan county. Income limits for other household sizes are calculated using household size adjustment factors: (1 person limit = .7 times 4 person limit, etc.).

Other Lower Income

Income above the "very low income" limits but not exceeding the following:

> In metropolitan areas: The income limit for a four person household is income not exceeding the higher of median family income of the metropolitan area.
>
> In non-metropolitan areas: The income limit for a four person household is income not exceeding the higher of median family income of the County.

Income limits for other household sizes are calculated using household size adjustment factors: (1 person limit - .7 times 4 person income limit, etc.).

Moderate Income

Income above the "other lower income" limits but not exceeding the following: The income limit for a four person household is income not exceeding 120% of the median income used to compute the "other lower income" limits. Income limits for other household sizes are calculated using the same household size adjustment factors as were used for "other lower income" households.

Above Moderate Income

Income above the "moderate income" limits.

Note: The estimated 1980 median income for the Kern Region is $14,800.

REGIONAL HOUSING AREAS

Assembly Bill 2853 requires that Council of Governments for the area determine the existing and projected housing needs for its region. The legislation further states that consideration be made for market demand of housing. The California Department of Housing and Community Development staff recommend that the criteria spelled out in the legislation be used to determine housing market areas.

Therefore, based upon the criteria in the legislation, the County of Kern has been divided into five housing areas. These housing areas are:

Antelope Valley Housing Area
Indian Wells Valley Housing Area
Mountain Housing Area
San Joaquin Valley Housing Area
Westside Housing Area

Using the 1980 U. S. Census and the California Department of Housing and Community Development regional estimates, the number of total housing or dwelling units was determined for each housing area and projected to 1985. The second step in the process required that the number of households be determined by using the vacancy rates and family size. The total estimated number of households was determined and projected to 1985. Table 7-3 reflects these calculations.

Assembly Bill 2853 requires that the housing need of persons in all income levels be addressed. The California Department of Housing and Community Development, using the 1970 U. S. Census, developed "Estimated Proportions of Households in Various Income Groups." These percentages are to approximate the proportion of households in the four income groups.

By using these State percentage estimates and the needs identified in the draft Housing Elements of the cities and county, the number of households for the various income groups have been estimated for 1980 and 1985.

TABLE 7-3

Regional Housing Needs
by
Housing Area

	1980		1985	
	Total Dwelling Units	Total Estimated Households	Projected Dwelling Units	Projected Households
Antelope Valley Housing Area Military Housing 2,411[1]	7,467	6,773	8,060	7,795
Indian Wells Valley Housing Area Military Housing 1,706[1]	8,292	8,014	10,838	10,307
Mountain Housing Area	12,794	8,254	20,365	13,577
San Joaquin Valley Housing Area	113,002	109,324	125,358	121,107
Westside Housing Area	10,012	8,492	10,797	9,432
REGIONAL TOTALS	151,567	140,857	175,418	162,218

[1]Military housing is not included in housing area or regional totals.

Source: 1980 U. S. Census, Department of Finance, Department of Housing and Community Development, Kern COG, Kern County Planning Department.

TABLE 7-4

Estimated Proportions of Households
in
Various Income Groups
for
The Kern Region

	Percentage	1980	1985
Income Groups:			
Very Low[1]	26%	36,620	41,895
Other Low[1]	22%	30,986	36,144
Moderate[1]	22%	30,992	35,843
Above Moderate[1]	30%	42,259	48,336
REGIONAL TOTALS	100%	140,857	162,218

[1]Definitions for the various income groups can be found on Page 7-5.

Source: California Department of Housing and Community Development.

TABLE 7-5

Kern Region Estimated Households
Distributed by Income Groups

	1980				
	Very[1] Low	Other[1] Low	Moderate[1]	Above[1] Moderate	Total Estimated Households
Antelope Valley Housing Area	1,665	1,593	1,549	1,966	6,773
Indian Wells Valley Housing Area	1,096	1,571	2,162	3,185	8,014
Mountain Housing Area	1,811	2,484	1,937	2,022	8,254
San Joaquin Valley Housing Area	29,490	23,739	23,346	23,749	109,324
Westside Housing Area	2,558	1,599	1,998	2,337	8,492
REGIONAL TOTALS	36,620	30,986	30,992	42,259	140,857

[1]Definitions for the various income groups can be found on Page 7-5.

Source: Department of Housing and Community Development, EDAW, Inc., Urban Projects, Draft Housing Elements of the Cities of Arvin, California City, Delano, Maricopa, McFarland, Ridgecrest, Shafter, Taft, Tehachapi, Wasco, Metro Bakersfield and Kern County.

TABLE 7-6

Kern Region Estimated Households
Distributed by Income Groups

	1985				
	Very Low[1]	Other Low[1]	Moderate[1]	Above Moderate[1]	Total Estimated Households
Antelope Valley Housing Area	1,888	1,852	1,790	2,265	7,795
Indian Wells Valley Housing Area	1,500	2,066	2,758	3,983	10,307
Mountain Housing Area	3,007	4,109	3,174	3,287	13,577
San Joaquin Valley Housing Area	32,693	26,342	25,901	36,171	121,107
Westside Housing Area	2,807	1,775	2,220	2,630	9,432
REGIONAL TOTALS	41,895	36,144	35,843	48,336	162,218

[1]Definitions for the various income groups can be found on Page 7-5.

Source: Department of Housing and Community Development, EDAW, Inc., Urban Projects, Draft Housing Element of the Cities of Arvin, California City, Delano, McFarland, Ridgecrest, Shafter, Taft, Maricopa, Tehachapi, Wasco, Metro Bakersfield and the County of Kern.

ANTELOPE VALLEY HOUSING AREA

The Antelope Valley Housing Area covers the southeastern corner of Kern County and includes the City of California City, the unincorporated Communities of Mojave, Rosamond, Boron/Desert Lake, North Edwards, Randsburg and Johannesburg. The planning area is bound on the west by the Tehachapi and Sierra Nevada Mountains, on the north by the Indian Wells Valley Planning Area, on the east and south by County boundaries. The area is primarily desert with very little development outside of the previously mentioned population centers.

Employment Opportunities

The area has several medium sized employers that are widely spaced throughout the area. The major employers are: Edwards Air Force Base, California Portland Cement Plant, U. S. Borax Company, Southern Pacific Railroad, the aerospace industry in Lancaster (Los Angeles County), the U. S. Regional Mail Center, the Mojave School District, the City of California City and Butte Farming Company. There are also several small mining operations. The Mojave Airport is developing a private flight test center in support of the aerospace industry.

The major employers, such as Edwards Air Force Base, U. S. Borax and the California Portland Cement Plant, are very widely spaced. The many small communities have developed near these employment centers. The Community of Mojave is located somewhat in the center of the area and has attracted several miscellaneous industries. Mojave is served by an airport, two major highways and the railroad.

The major employment category shows that workers tend to be employed as craftsmen and other blue collar type jobs. The second major category is the professional and technical workers category which reflects the presence of Edwards Air Force Base in the area.

Statistics show that the largest occupation category is for retired persons. Retired persons make up approximately twenty percent of those persons that listed an occupation.

Availability of Suitable Sites and Public Facilities[1]

The Antelope Valley Housing Area has an estimated 103,637 potential dwelling unit sites. Of these sites, more than one-half are located with the City of California City.

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[1] Additional background and support information can be found in Chapter 6 of this Housing Element.

The City of California City is one of the largest cities in area in California and has an estimated 62,000 plus potential dwelling units. However, only a limited number of these sites have water and wastewater facilities available. It is estimated that there are 1,447 potential dwelling units that have both public water and wastewater facilities available. An estimated 19,478 potential dwelling sites have public water.

There are approximately 43,000 potential sites in the remaining portion of the Antelope Valley Area. The Community of Boron has an estimated 923 sites. The community has adequate wastewater and water facilities for the existing community. Any significant amount of residential development would require additional water and sewer facilities.

The Community of Mojave has the potential for 16,209 additional sites. In Mojave, as with most communities in the Antelope Valley, there are public wastewater and water facilities for the existing community but would require the installation of additional facilities if any significant amount of residential development were to occur.

In the Community of North Edwards, the situation with the public water is the same as with other communities in the area. However, North Edwards does not have a wastewater system. Sewage disposal is by means of individual septic systems. It is estimated that there are 974 potential sites in North Edwards.

In Rosamond, it is estimated that the community has the potential for an additional 22,323 sites. Rosamond's wastewater and water are provided by a community services district. It is estimated that a majority of the potential sites would be provided service as development occurred.

In the extreme northeastern portion of the Antelope Valley Area, the Communities of Randsburg and Johannesburg have public water, but no wastewater facilities. Small water systems also exist at Cantil and Willow Springs. The remainder of the area has no public water and wastewater facilities.

In the remaining county unincorporated area, there are an estimated 3,200 potential dwelling unit sites. While adequate land is available in the remaining unincorporated areas of the Antelope Valley, existing water and wastewater services are extremely limited. The small Community of Desert Lake has public water and wastewater facilities to adequately serve the existing community.

Based on current zoning and existing parcels within the Antelope Valley Housing Area, there is a potential for 103,637 residential sites. However, many of these sites do not have adequate public facilities to provide service to these sites. It is estimated that only approximately 21 percent or 22,000 sites have sufficient public facilities available to provide adequate service.

Commuting Patterns

No detailed information is available for commuting patterns within Kern County. However, based on common knowledge of the area and discussions with local officials and major employers, the following commuting information has been developed.

Due to the diverse employment opportunities and rather widely spaced employment centers, large numbers of persons commute within the area for their work trips. A small number of persons commute from the Mountain Housing Area (particularly the Tehachapi area) to employment areas in Mojave and the California Portland Cement facility. A large number of persons commute into the County and the Antelope Valley Housing Area from the Community of Lancaster in Los Angeles County to work at Edwards Air Force Base. A small number of persons also commute into the Indian Wells Valley Housing Area to the Naval Weapons Center from the Communities of Randsburg and Johannesburg. The number of persons commuting is estimated at twenty.

Farmworker Housing

There is very little agriculture in this housing area, due to the desert environment. The agriculture that does exist is primarily alfalfa and is irrigated and harvested mechanically.

The Farmers Home Administration does have several units in the 502 Home Loan Program in the Communities of Boron, Mojave, and Rosamond. An additional project of 502 Housing is being considered in the City of California City. Although this type of federal housing is not specifically restricted to farmworkers, the Kern County representative stated that large numbers of farmworkers do use this program to qualify for housing.

Type and Tenure of Housing[1]

The housing inventory within the Antelope Valley Housing Area is dominated by single-family dwelling units. Single-family dwelling units make up approximately two-thirds (66.4 percent)

[1] Complete detailed information on housing type, tenure and other characteristics can be found in Chapter 3 of this document.

of the housing stock or 4,958 units. The second largest category of housing is mobile homes. Approximately 22 percent of the housing stock, or 1,628 units, is made up of mobile homes. Multi-family residential units make up 11.8 percent of the total dwelling units, or 881 units.

Approximately 66 percent of the housing stock within the Antelope Valley Housing Area is owner occupied, which represents 4,906 units. The remaining 2,561 (34 percent) housing units are renter occupied. This percentage breakdown closely reflects the regional owner/renter distribution.

Market Demand

The demand for housing within the Antelope Valley Housing Area, between 1980-1985, is estimated at 1,015. Based on projected population and estimated household size for 1985, an estimated market demand of 203 household formations will occur during this five year period. Taking into consideration the changing trend in household size and the declining vacancy rate, it is estimated that an additional 600 dwelling units will have to be constructed to meet this projected demand.

Note: The information contained in this section was obtained from the following sources: The Draft Housing Elements from the City of California City and the County of Kern; Potential Site Supplemental Reports from the Kern County Planning Department and the City of California City Finance Department; the 1980 U. S. Census of the Population; the California Department of Housing and Community Development Estimates; the Kern County Housing Authority and the Department of Agriculture and Farmers Home Administration.

TABLE 7-7

Estimated Total Households

Antelope Valley Housing Area

	1980		1985	
	Total Dwelling Units	Total Households	Projected Dwelling Units	Projected Households
City of California City	1,128	1,004	1,375	1,308
Unincorporated Communities				
Boron	838	774	845	791
Mojave	1,171	1,098	1,265	1,240
North Edwards	458	402	491	473
Rosamond	1,237	1,110	1,314	1,295
Other Unincorporated	2,635	2,395	2,770	2,682
Edwards AFB (2,411)[1]				
TOTALS	7,467	6,773	8,060	7,795

[1]Military housing is not included in Housing Area Totals.

Source: 1980 U. S. Census, Department of Finance, Department of Housing and Community Development, Kern COG, Kern County Planning Department.

TABLE 7-8

Estimated Households Distributed by Income Groups

Antelope Valley Housing Area

	1980				
	Very Low[1]	Other Low[1]	Moderate[1]	Above Moderate[1]	Total Estimated Households
Antelope Valley Housing Area					
City of California City	136	269	280	319	1,004
Unincorporated Communities					
Boron	208	168	188	210	774
Mojave	283	265	266	284	1,098
North Edwards	57	82	111	152	402
Rosamond	278	262	278	282	1,100
Other Unincorporated	703	547	426	719	2,395
TOTALS	1,665	1,593	1,549	1,966	6,773

[1]Definitions for the various income groups can be found on Page 7-5.

Note: Military housing is not included in this table.

Source: Department of Housing and Community Development, EDAW, Inc., Urban Projects, Draft Housing Elements of the City of California City and the County of Kern.

TABLE 7-9

Estimated Households Distributed by Income Groups

Antelope Valley Housing Area

	1985				
	Very Low[1]	Other Low[1]	Moderate[1]	Above Moderate[1]	Total Estimated Households
Antelope Valley Housing Area					
City of California City	183	354	366	405	1,308
Unincorporated Communities					
Boron	217	175	191	213	797
Mojave	323	301	295	321	1,240
North Edwards	62	94	134	183	473
Rosamond	325	311	322	337	1,295
Other Unincorporated	778	617	482	805	2,682
TOTALS	1,888	1,852	1,790	2,265	7,795

[1] Definitions for the various income groups can be found on Page 7-5.

Note: Military housing is not included in this table.

Source: Department of Housing and Community Development, EDAW, Inc., Urban Projects, Draft Housing Elements of the City of California City and the County of Kern.

Persons and Organizations contacted during the development of the Regional Housing Allocation Plan.

Joseph L. Cloonan, City Administrator, City of California City
Bob King, City Planner, City of Arvin and City of Tehachapi
Edward Crowley, Assistant Planning Director, Kern County
Kern County Agricultural Department
Guy Greenlee, Principal Planner, Kern County Community Development Program Department
Mark Smith, Kern County Community Development Program Department
Daniel T. Price, Planning Director, City of Delano
Kern County Board of Trade
U. S. Department of Agriculture, Farmers Home Administration, Sacramento
Karen E. Northcutt, Kern County Housing Consultant
Aron Clemens, Kern County Housing Consultant
Kern County Housing Authority
Don Crow, State of California, Department of Housing and Community Development
State of California, Department of Finance
Howard Holden, Farmers Home Administration, Bakersfield Office

REFERENCES

1. Draft Housing Elements for the Cities of Arvin, California City, Delano, Maricopa, McFarland, Ridgecrest, Shafter, Taft, Tehachapi and Wasco.

2. Draft Housing Element for the Bakersfield Metropolitan Area.

3. Draft Housing Element for the County of Kern.

4. 1977 State Department of Finance, Census for the County of Kern.

5. 1980 U. S. Census, Census of Population Supplementary Report (May 1981) PL 80-51-2, Page 6.

6. Assembly Bill No. 2853, Legislative Counsel's Digest, Reprinted October 21, 1981.

8 Updating and Evaluation

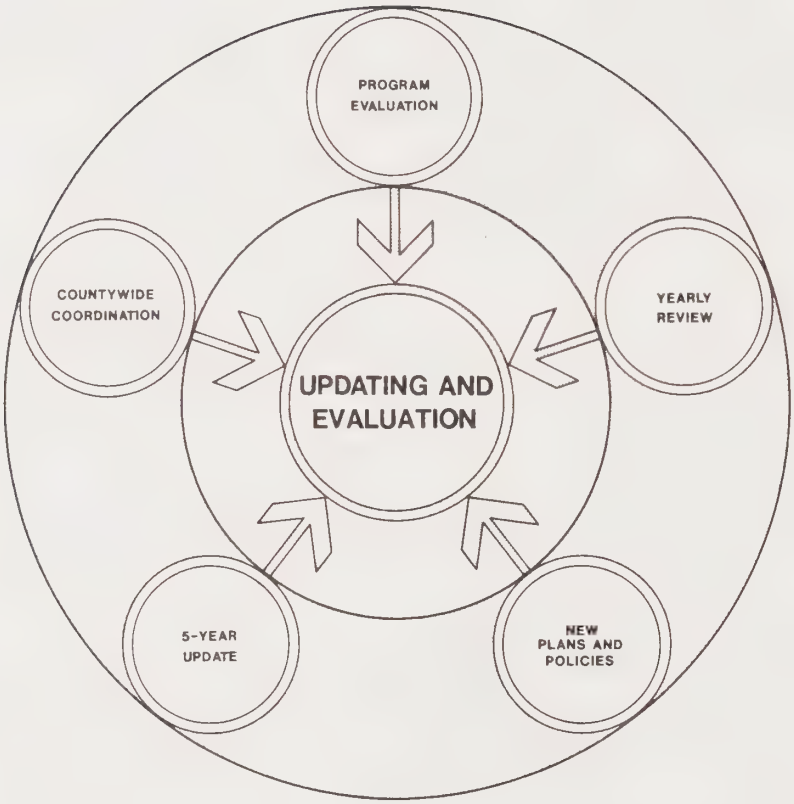

FIGURE 8-1 - CONSIDERATIONS FOR UPDATE AND REVIEW

The dynamic nature of the housing market and the local and national housing delivery systems has gained an increasingly high profile in recent years. If the Housing Element is to serve as an effective guide to the City for meeting the housing needs of its citizenry, periodic evalution and updating of the element is essential. This chapter presents a methodology for maintaining the currency of the document. As Figure 8-1 illustrates, this includes periodic evaluation of the effectiveness of programs, annual review of the status of the plan and its application, and an extensive updating of the entire Housing Element five years after its adoption.

Chapter 4 presents the overall housing program for meeting the City's housing needs. It consists of a statement of the City's housing policies, selected programs to achieve each policy and an overall strategy for using these programs to meet the identified needs. The problems which the overall program is trying to address are constantly changing; therefore, it is important to periodically evaluate the program's effectiveness and make appropriate changes. This can be effectively accomplished as part of the annual report to the City Council on the status of the General Plan (including each of its elements) and progress in its application as required by Section 65400 of the Government Code.

To evaluate the effectiveness of the selected programs, the City should consider at least the following factors: acceptability and adaptability to the local situation, current level and availability of funding, changing community needs and priorities, changing priorities for use of City staff and funds, changes in the housing market, and the availability of new federal, state or locally administered programs. Citizen participation in the evaluation process, such as that used during element preparation, is important to maintaining the desired level of responsiveness to the needs of all economic segments of the community.

Maintaining an accurate count of the housing inventory not only by type of unit, but by building condition is essential to evaluating program effectiveness. By monitoring and estimating changes in the inventory according to the applicable housing programs, the City will be able to determine which programs have been most effective. This will facilitate an evaluation of why or why not a selected program has been effective and whether or not the program is still relevant to meeting local housing needs.

Figure 8-2 represents a recommended approach to keeping track of changes in housing inventory. The selected programs have been arranged according to the three strategy areas: conservation, rehabilitation, and new construction. Space has been provided following each program to enter units added or improved through each program's application on an annual basis. Space is provided at the bottom of the figure to enter numbers reflective of cumulative progress towards meeting overall housing needs. An important element of using this exercise to monitor effectiveness in meeting housing needs is that, as units are rehabilitated or are added by new construction, they become eligible for conservation programs. Conversely, sound housing units which are not properly maintained can become eligible for rehabilitation programs.

As new federal and state programs are developed to assist localities in providing housing, it is essential that the City expand their policies and programs to include those which "fit" the local situation. Likewise, as greater awareness of local housing needs develops in the community, additional programs of a local nature can be developed at little or no cost to the City or its citizens. Identification of new programs should occur annually, as well. Blank rows have been included in Figure 8-2 to permit insertion of new programs as they are adopted. Market rate units developed by the private sector contribute to the housing supply and have been considered in the housing needs analysis. While not a specific program recommended, space has been provided to record market rate units so that their impact on remaining housing need can be monitored and the annual objective adjusted to reflect the private sector contribution to the housing supply.

An example form has been included on the following pages to further clarify the recommended approach for monitoring changes in the City's housing inventory.

FIGURE 8-2

HOUSING ELEMENT PROGRAM EVALUATION FORM

PROGRAMS	1979		1980		1981		1982		1983		1984		1985	
New Construction-Units Added	owner	renter	owner	renter	owner	renter	owner	renter	owner	renter	owner	renter	owner	renter
Rehabilitation-Units Improved														
Conservation-Units Maintained														

TOTALS	Annual Objective	Units Added	Remaining Need	Annual Objective	Units Added	Remaining Need	Annual Objective	Units Added	Remaining Need	Annual Objective	Units Added	Remaining Need	Annual Objective	Units Added	Remaining Need	Annual Objective	Units Added	Remaining Need	Annual Objective	Units Added	Remaining Need
New Construction																					
Rehabilitation																					
Conservation																					

PROGRAM EVALUATION FORM INSTRUCTIONS

These instructions correspond to the example evaluation form provided on page 8-7. The form provided is designed to assist in the annual review of the programs identified in the Housing Element. Space has been provided to include additional programs. Following each letter below (which corresponds to a letter on the Sample Evaluation Form) is a brief description of the contents of that space and any accompanying formulas.

A. The program number from the Housing Element.

B. The program name from the Housing Element.

C. The number of units added, improved or maintained annually through each program (can be zero (o)).

   1. The number of units added, through new construction programs, each year.

   2. The number of rental units added, through new construction, each year.

D. The annual objective for units to be added under the new construction programs in 1980, as identified in Chapter 4 of the Housing Element.

E. The total number of units added through the new construction programs each year, as well as those developed by the private sector (market rate units).

F. The remaining need for new units. This can be calculated by subtracting E (units added) from D (the annual objective) (D-E=F) in 1980 and by substracting E from G thereafter (G-E=F). If the annual objective has not been met, the remaining need will be incorporated into the next years annual objective. Conversly, if more units are constructed than anticipated, fewer units will have to be built the next year.

G. The annual objective for 1981-85 can be calculated by adding D (the annual objective for the base year) to the remaining need F (D+F=G). (The annual objective for the base year applies to all subsequent years since it was derived by dividing the projected need for new units through 1985 by the number of years this Housing Element is to be implemented.)

H. The annual objective for units to be improved through rehabilitation identified in Chapter 4.

I. The total number of units improved through rehabilitation programs that year.

J. The remaining need for rehabilitation can be calculated by subtracting I (units added) from H (the annual objective) (H-I), and then subtracting the resulting number from K (the total number of units requiring rehabilitation), ((H-I) -K) =J.

K. The total number of units requiring rehabilitation in the base year. The source of this number is Chapter 3, Housing Need (minor plus major rehabilitation).

L. The annual objective for units requiring rehabilitation may fluctuate from year to year depending on the success of programs and the availability of funding. An annual objective through 1985 has been established in Chapter 4. However, this figure can be updated by subtracting I (units improved) from the annual objective that year (H in 1980) (L thereafter), and then adding that number to H (the annual objective for the base year). For 1980 the formula is (H-I+H) = L. For 1981-1985 the formula is (L-I+H) = L.
Note: Any units that have not been maintained should be added as well ((M-N) for 1980 = units not maintained, (P-N) for 1981 through 1985 = units not maintained).

M. The annual objective for units requiring construction, This number is equal to the total number of standard units in the base year 1979, or remaining need (see Chapter 3).

N. This is the number of units maintained or kept in standard condition annually through conservation programs.

O. Remaining need can be calculated by subtracting N from M in 1980, or N from P for all years thereafter.

P. The annual objective for conservation should be equal to the number of units in standard condition, or N+E+I.* (*Not all of the units rehabilitated (I) may be standard however, so care should be taken to include only those units that are improved to standard condition.)

FIGURE 8-3

HOUSING ELEMENT PROGRAM EVALUATION FORM

PROGRAMS		1979	1980	1981	1982	1983	1984	1985
New Construction-Units Added			D	G	G	G	G	G
A	B		C	C	C	C	C	C
Rehabilitation-Units Improved			H	L	L	L	L	L
A	B		C	C	C	C	C	C
Conservation-Units Maintained			M	P	P	P	P	P
A	B		C	C	C	C	C	C

TOTALS	Annual Objective	Units Added	Remaining Need	Annual Objective	Units Added	Remaining Need	Annual Objective	Units Added	Remaining Need	Annual Objective	Units Added	Remaining Need	Annual Objective	Units Added	Remaining Need	Annual Objective	Units Added	Remaining Need	Annual Objective	Units Added	Remaining Need
New Construction			D	D	E	F	G	E	F	G	E	F	G	E	F	G	E	F	G	E	F
Rehabilitation			K	H	I	J	L	I	J	L	I	J	L	I	J	L	I	J	L	I	J
Conservation			M	M	N	O	P	N	O	P	N	O	P	N	O	P	N	O	P	N	O

EXAMPLE FORM

Update Requirements

According to the Government Code Section 65588, it is the responsibility of the local legislative body (City Council and Board of Supervisors) to determine the need for changes or amendments to the Housing Element. Because of the dynamic nature of housing supply and demand, Housing Element legislation requires that the Housing Element must be updated at least every five years.

The law stipulates that Housing Element reviews must evaluate the following:

(1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goal.

(2) The effectiveness of the Housing Element in attainment of the community's housing goals and objectives.

(3) The progress of the city, county, or city and county in implementation of the Housing Element.

The law also says that the Housing Element must be revised as appropriate, but not less than every five years. Revisions must reflect the results of the periodic review (as outlined above) and the first revision to the Element must occur by July 1, 1984.

By keeping track of program implementation and changes in housing conditions on a yearly basis, the planning staff will be able to accurately advise the City Council and the Board of Supervisors of the need for significant update of the Housing Element when the need arises. Such an effort will better enable the City and the County to make its contribution to meeting the housing needs of all economic segments of the community.

9 Environmental Review

Environmental sensitivity has long been a primary factor in the planning process. The passage of the California Environmental Quality Act (CEQA) in 1970 formalized the inclusion of environmental considerations in the process. Judicial clarification of the legislation in early 1973 declared the law as binding to all public agencies within the State. This mandate was not an isolated incidence. Rather, it corresponded to an increasing sophistication with regard to regulation in the planning process. The mandatory inclusion of a Housing Element in the General Plan is a result of this phenomenon.

The proposed Housing Element, similar to any other project, is subject to the laws governing environmental review. The purpose of the environmental review is to insure consideration of environmental issues and, where appropriate and feasible, to include measures that reduce or eliminate potentially detrimental effects that may result from the governmental action.

Chapter 9 contains a summary of the environmental evaluation of the proposed Housing Element for the community. It is an excerpt from the Environmental Assessment prepared for unincorporated Kern County and ten incorporated cities within the County, which is contained in Appendix A. This chapter is organized into three sections: 1. The Environmental Review, 2. The Environmental Setting, Impact and Mitigation Analysis, and 3. A discussion of future Environmental Review procedures. These sections address the following:

ENVIRONMENTAL REVIEW: The Environmental Review covers the initial procedures which were followed in the preparation of the environmental evaluation and the factors which must be considered when preparing an evaluation of any policy document.

ENVIRONMENTAL SETTING: A broad-based environmental setting was prepared for the area covered by unincorporated Kern County and ten incorporated cities. The setting is included in the Appendix and for brevity is not contained in this summary.

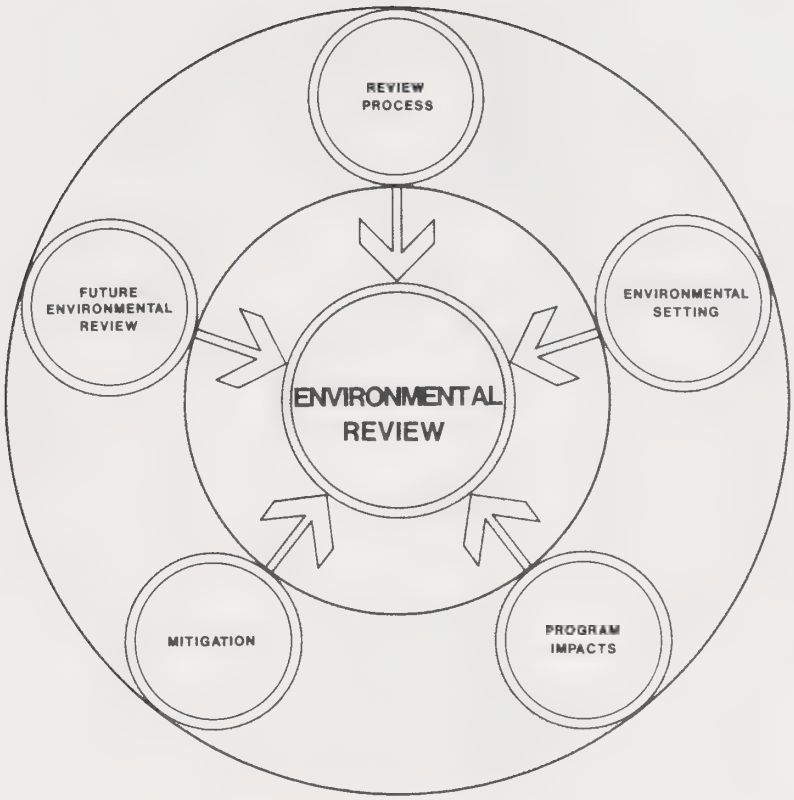

FIGURE 9-1 - COMPONENTS OF ENVIRONMENTAL REVIEW

ENVIRONMENTAL IMPACTS: This section is a summary of the impact evaluation and highlights those impacts of potential significance within the community. The evaluation covers the physical, social and economic environments as well as relevant planning considerations.

MITIGATION: Where potentially adverse impacts (both direct and secondary) are identified, appropriate mitigation measures that could be implented, as well as those that would occur normally in the permitting process, have been identified.

FUTURE ENVIRONMENTAL REVIEW: This section describes how the assessment will be reviewed by both the public and private sector. Additional environmental review of subsequent projects is also discussed.

Environmental Review

The Housing Element is one of 9 specific elements of the General Plan for a given jurisdiction, and is adopted by discretionary governmental action. The Housing Element is subject to the California Environmental Quality Act (CEQA) of 1970, and the implementing State Environmental Impact Report (EIR) Guidelines. Most projects subject to the CEQA requirements result in specific physical changes in the environment; therefore, the State EIR Guidelines are more readily adaptable to this type of project. The elements of a General Plan differ in that they are primarily policy documents, and guidance in preparing environmental assessments on policy documents is limited. The guidelines do indicate that an EIR on projects such as the adoption or amendment of a comprehensive zoning ordinance or a local General Plan should focus on secondary effects that may result from the adoption of those ordinances or General Plans, while assessments for specific projects should address, in detail, the primary impacts which would be incurred with development. The State Guidelines discuss this in Sections 15147 (a) and (b).

Neither the State Department of Housing and Community Development, which is responsible for State review of the Housing Element, nor the State Environmental Clearing House, have formulated more refined guidelines for the format or content of Housing Element Assessments. The State Office of Planning and Research has indicated that the most appropriate approach at this time is development of an expanded "initial study" to accompany the Draft Housing Element.

It is clear that the degree of specificity required in an assessment on a Housing Element should correspond to the degree of specificity involved in the underlying action; and that this assessment will therefore, by nature of the project, be predominantly non-quantitative and broad in scope. While the content of a Housing Element Assessment may be general, the processing, however, is standard.

The initial study, the first step in the environmental review process, is conducted to determine if a project may have a significant effect on the environment, and whether an EIR or negative declaration should be prepared for the project. Among the purposes of the initial study are to: identify environmental impacts; enable an applicant or lead agency to modify a project, mitigating adverse impacts before an EIR is written; focus an EIR if one is required; provide documentation of the factual basis for the finding in a negative declaration that a project will not significantly effect the environment; and eliminate unnecessary EIR's (State Guidelines Section 15080 (b)). The expanded initial study prepared for this Housing Element provides a more detailed impact assessment and presentation of mitigating measures than is usually presented.

The full initial study, summarized in this chapter, consists of the initial study and supplemental information. Both are contained in Appendix A. The environmental assessment follows the typical outline for Environmental Impact Reports. The environmental data presented has been assembled from published and unpublished sources. Should more specific or more current data become available during the review process, it should be incorporated into the report.

The findings of the initial study are subject to review by those agencies reviewing the Draft Housing Element. A summary of these findings and discussion of future environmental review procedures is contained in the following sections.

Environmental Impacts and Mitigation

The potentially significant adverse effects that could result from implementation of the Housing Element, and appropriate mitigation measures, are summarized below. The initial study and supplemental Environmental Assessment, from which this summary is taken, is contained in the Appendix.

The Housing Element will have little direct impact on the physical and socio-economic environment; and the impacts experienced, if the programs of the Housing Element are successful, will be primarily beneficial. The secondary impacts that do occur will result from the increase in housing units (and affordable units) that normally would not be developed without the impetus of, and programs suggested within, the Housing Element.

The mitigation measures described generally result from existing review requirements for individual projects and current local, state and federal programs. Based upon the potential impacts and appropriate mitigation measures described, the recommended finding is that, with inclusion of the mitigation measures, no significant impacts should be experienced with the adoption of the proposed Housing Element.

EARTH

IMPACT: The proposed Housing Element policies and programs, through increasing the number of new residential units built, may result in landform alterations and soil disruption.

MITIGATION: Site specific soils and geologic studies detailing design criteria will be prepared for individual projects as required. All developments will be subject to the hazard reduction requirements of the City Building Code.

AIR

IMPACTS: Incremental increases in traffic associated with new residential development may result in localized increases in auto emissions. This will have minimal impact on local and regional airsheds.

MITIGATION: Air pollutant control strategies for the County are under the jurisdiction of the Kern County Air Pollution Control Board. Mitigative air quality strategies, if required for this area, would be developed on a regional basis.

WATER

IMPACT: Future residential development may impact surface run-off rates, local drainage patterns and groundwater recharge.

MITIGATION: All future development will be subject to review by the City Public Works Department to insure that proper drainage and flood-control measures are incorporated into projects as required. Primary responsibility and environmental review authority over surface and groundwater quality rests with the State Department of Water Resources, Regional Water Quality Control Boards and County Department of Public Health.

BIOLOGICAL RESOURCES

IMPACT: Increased residential development may result in loss of wildlife or disturbance of wildlife habitats.

MITIGATION: Development within Kern County is subject to federal and state laws concerning wildlife protection. These include the Federal Endangered Species Act of 1973, California Species Preservation Act of 1970, California Endangered Species Act of 1970, and sections of the California Fish and Game Code (particularly Sections 1601 and 1603 dealing with streambed or lake alterations).

Future environmental review of individual projects will allow evaluation of specific wildlife impacts, review by the appropriate responsible agencies and development of site-specific mitigative actions, if required.

NOISE

IMPACT: Increasing noise levels may be experienced in areas undergoing urbanization. The noise sources would be primarily traffic related.

MITIGATION: Various levels of government have jurisdiction over noise exposure. For the purposes of determining compatibility, future development must comply with noise standards established by the State of California (Administrative Code, Title 25) unless superceded by a local noise ordinance.

LIGHT AND GLARE

IMPACT: New residential development, predominately through street lighting, would increase lighted areas within California City.

MITIGATION: Proper selection and control of lighting fixtures for public and private use, or limits on hours of use (e.g., for lighted tennis courts), can alleviate potential nuisance problems caused by lighting. This level of detail is best addressed at the specific project level and accompanying environmental review.

LAND USE

IMPACT: Adoption of the programs within the Housing Element will not require annexation of additional land to accommodate projected growth.

MITIGATION: None proposed.

NATURAL RESOURCES

IMPACT: Increases in the housing stock will require the use of renewable (e.g., lumber) and non-renewable (e.g., sand and gravel) resources. This impact is not singularly of significance but does have a cumulative effect on the national consumption of renewable and non-renewable resources.

MITIGATION: None required.

HOUSING

IMPACT: The Housing Element programs will, if implemented, improve the quality of the existing housing stock through rehabilitation and maintenance as well as increase the stock of affordable income-level housing.

MITIGATION: None required.

TRANSPORTATION/CIRCULATION

IMPACT: An increase in housing units could generate additional traffic and impose an additional demand on transportation systems.

MITIGATION: It is recommended that California City review and update its General Plan Circulation Element to insure consistency with the Housing Element.

PUBLIC SERVICES/UTILITIES/ENERGY CONSUMPTION

IMPACT: Implementation of the policies and programs within the Housing Element will result in the need for expanded community services accompanying new residential development. Service and utility capacities pose severe constraints to future growth in California City, particularly water, sewers, lack of educational facilities, expensive energy, and difficulties in providing police and fire service to outlying recreational areas.

MITIGATION: New residential units will undoubtedly be required to support a higher level of service and utility needs than previously experienced in California City.

ARCHAEOLOGICAL AND HISTORICAL RESOURCES

IMPACT: Increasing expansion of urban activities often jeopardizes cultural resources. Historical structures and archaeological artifacts can be damaged, destroyed or lost with rehabilitation and new construction activity. These resources may be known or, as is often the case with archaeological sites, unrecognized.

MITIGATION: There are numerous federal and state laws that are directed toward the preservation of cultural resources (these are listed in the Appendix). In addition, the California Environmental Quality Act (CEQA) and National Environmental Protection Act (NEPA) provide for public disclosure and review of individual projects affecting these resources. Future projects within the City will be subject to this review.

GROWTH INDUCEMENT

IMPACT: The policies and programs of the Housing Element, if effective, would increase the supply of housing to meet the current and projected demand. In this respect, the proposed Housing Element would have as its objective the accommodation of planned growth within the City. The adequacy of the housing stock would not effect projected growth rates except in the case where a shortage of adequate housing stunted potential growth.

MITIGATION: None proposed.

Future Environmental Review

The findings of the initial study and accompanying Environmental Assessment indicate that although the proposed Housing Element could potentially have a significant adverse effect on the environment, with inclusion of the mitigation factors as proposed, no significant effect will be experienced. The summary of these findings contained in this chapter and the initial study have been distributed to the appropriate agencies for review and comment along with the Draft Housing Element.

Based upon the comments received, either a Negative Declaration or an Environmental Impact Report on the Housing Element will be prepared. Preliminary findings indicate a Negative Declaration would be the appropriate course of action. If additional data or analysis is required as a result of the public and agency review and comments, this information can be incorporated into the Environmental Assessment. If it is determined, based on comments, that the project will have a significant effect on the environment, a "Notice of Preparation of an EIR" would be completed and sent to the responsible agencies initiating the preparation of the Environmental Impact Report. The information in the Environmental Assessment (which accompanies the initial study) and additional information or analysis would then be converted into an EIR.

It should be noted that the approval of a Negative Declaration for the policies and implementing programs contained in the Housing Element does not limit or preclude, in any way, the extent of environmental reviews on future specific development projects.

This analysis provides the framework in which the potential impacts would occur and the means for mitigating adverse effects. With the greater level of information that would be provided with specific development proposals, a more detailed evaluation of impacts and mitigation measures would occur. The State EIR Guidelines, in referring to subsequent EIR's, indicate that where a Negative Declaration has been prepared and approved, further discretionary approvals may require an EIR if new information shows that the proposed project will have a significant effect not previously discussed, or that mitigation previously proposed is not feasible (Section 15067).

Appendices

APPENDIX A

Housing Element
Environmental Assessment

APPENDIX A

HOUSING ELEMENT
ENVIRONMENTAL ASSESSMENT

The initial study is a screening process used to determine the approximate extent of potential impacts and to determine whether a Negative Declaration or EIR should be prepared. This appendix contains a somewhat expanded initial study. Included are the community's initial study form with two attachments. Attachment A highlights the mitigation measures corresponding to potential areas of impact; Attachment B contains an Environmental Assessment and further analysis of the Housing Element.

(CALIF CITY)

CALIFORNIA CITY

INITIAL STUDY REVIEW

PROPOSED PROJECT (title):

City General Plan Housing Element

LOCATION:

California City

PROJECT DESCRIPTION:

Preparation of the Housing Element in compliance with AB 2853. Document conforms to the requirements of the State for the preparation of the Housing Element of the General Plan.

ENVIRONMENTAL SETTING:

Refer to the Supplemental Information contained in Attachment "B"/

I. IDENTIFICATION OF ENVIRONMENTAL EFFECTS

PURPOSE: To provide for a preliminary analysis to determine whether an environmental impact report (EIR) or a negative declaration must be prepared (Section 15029.5). If any of the effects of a project may have a substantial adverse impact on the environment, then an EIR must be prepared (Section 15080).

INSTRUCTION: In the space opposite the existing characteristics and conditions, check the possible degree of effect as explained below.*

DEGREE OF EFFECT						EXISTING CHARACTERISTICS & CONDITIONS	REMARKS
*N/A	1	2	3	4	U		
			X			I. Physical	
			X			A. Natural and Man-made Pheonomena	
			X			1. Natural Phenomena	
		X				a. Visual	
			X			b. Surface Hydrology	
			X			(1) Quality	
			X			(2) Quantity	
			X			(3) Drainage Patterns	
			X			(4) Runoff	
	X					(5) Flooding	
	X					(6) Catchment/Retention	
	X					(7) Temperature of Water	
	X					(8) Evapotranspiration (ET)	
		X				c. Groundwater Hydrology	
	X					(1) Quality	
	X					(2) Quantity	
		X				(3) Recharge	
	X					d. Landforms	
	X					(1) Unique Physical Features	
	X					(2) Landslides	
			X			e. Geology	
			X			(1) Faulting (Seismic Hazards)	
	X					(2) Economic Mineral Resources	
	X					(3) Construction Material	
			X			(4) Soils	
	X					(a) Compaction	
		X				(b) Alteration	
			X			(c) Erosion	

*(N/A) Not Applicable
(1) No effect
( ) Slight effect
(3) Moderate effect; mitigation measure should be employed
(4) Significant effect; mitigation measure required (Section 15080)
(U) Unknown; additional information necessary to provide competent assessment

DEGREE OF EFFECT						EXISTING CHARACTERISTICS & CONDITIONS	REMARKS
*N/A	1	2	3	4	U		
	X					f. Climate/Meteorology	
	X					(1) Severe Weather	
	X					(2) Precipitation	
	X					(3) Air Movement	
	X					(4) Temperature	
	X					(5) Moisture Content	
		X				g. Vegetation (Flora)	
		X				(1) Trees	
		X				(2) Shrubs	
		X				(3) Grass	
		X				(4) Microflora	
	X					(5) Crops	
	X					(6) Aquatic Plants	
	X					(7) Endangered Species	
		X				(8) Barriers	
	X					(9) Corridors	
	X					(10) Fire	
			X			h. Animals (Fauna)	
		X				(1) Birds	
		X				(2) Land Mammals/Reptiles	
	X					(3) Fish	
		X				(4) Insects	
		X				(5) Microfauna	
			X			(6) Endangered Species	
	X					(7) Barriers	
	X					(8) Corridors	
			X			2. Man-made Phenomena	
			X			a. Aesthetics/Human Interest	
	X					(1) Scenic Areas	
	X					(2) Wilderness Areas	
		X				(3) Open-space Qualities	
	X					(4) Unique Physical Features	
	X					(5) Parks/Reserves	
	X					(6) Historical Sites/Monuments	
					X	(7) Archeological	
	X					b. Structure Shadows	
			X			c. Illumination	
		X				B. Air and Noise Pollution	
		X				1. Air Quality	
		X				a. Mobile Emissions	
	X					b. Stationary Emissions	
		X				2. Noise (and Vibrations)	
		X				a. Mobile Sources	
	X					b. Stationary Sources	
	X					c. Natural Absorbers/Barriers	

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DEGREE OF EFFECT						EXISTING CHARACTERISTICS & CONDITIONS	REMARKS
*N/A	1	2	3	4	U		
		X				C. Transportation	
		X				1. Vehicle Quantities	
		X				2. Vehicle Capacities/Congestion	
		X				3. Parking	
		X				4. Mass Transit	
	X					5. Hazards	
				X		D. Land Use and Zoning	
			X			1. Density, Conformance, & Relationships of Surrounding Land Uses	
		X				2. Wilderness/Open Space	
		X				3. Wetlands	
		X				4. Forestry	
		X				5. Grazing	
		X				6. Agriculture	
				X		7. Residential	
		X				8. Commercial	
	X					9. Industrial	
	X					10. Recreation	
	X					a. Hunting/Fishing	
	X					b. Swimming/Boating	
	X					c. Camping/Hiking	
	X					d. Day Use/Picnicking	
	X					e. Equestrian Use	
	X					f. Off-road Vehicles/Motorcycles	
		X				E. Service Systems	
		X				1. Electrical	
		X				2. Fuel	
		X				3. Domestic Water	
	X					4. Agriculture Water	
		X				5. Fire Water Supply	
		X				6. Sewerage	
		X				7. Solid Waste	
		X				8. Storm Drainage	
		X				II. Socio-Economic	
		X				A. Public Facilities (in vicinity)	
		X				1. Police	
		X				2. Fire	
		X				3. Recreation	
		X				4. Schools	
		X				5. Institutions	
		X				6. Medical	
		X				7. Child Day Care	
		X				B. Demographic	
	X					1. Population	
		X				2. Work Force (employment)	

DEGREE OF EFFECT						EXISTING CHARACTERISTICS & CONDITIONS	REMARKS
*N/A	1	2	3	4	U		
		X				C. Economic	
		X				1. Revenue Sources	
		X				2. Government Expense	
		X				3. Market Area	
	X					III. Other	
	X					A. Risk of Upset	
	X					B. Human Health	

II. MANDATORY FINDINGS OF SIGNIFICANCE (Section 15082)

Finding	Yes	Maybe	No	Remarks
(a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
(b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)		X		
(c) Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)		X		
Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

III. DISCUSSION OF ENVIRONMENTAL EVALUATION (items checked in "Box 4")

A review of the information submitted and additional investigation indicates that this project MAY/MAY NOT have a significant adverse impact on the environment. REASONS (brief state of facts):

In those areas where it is noted the project may have a potential impact, the impacts referred to are secondary effects that would result from new residential development. Appropriate mitigation measures are discussed in Attachment "A" with supplemental information provided in Attachment "B".

IV. COMPATIBILITY WITH EXISTING GENERAL PLAN ELEMENTS AND ZONING

Yes _____ No X (Explain if "No" is checked.)

As state law requires conformity between General Plan Elements, the existing Elements should be reviewed and adjusted as required following adoption of the Housing Element.

V. DETERMINATION (to be completed after review by the Environmental Department)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Initial Study Performed by: _____ Date Study Completed: _____

Reviewed by Environmental Department
Date of Review: _____ By: _____
Decision: _____ A. Negative Declaration _____ B. E.I.R.

ATTACHMENT A

INITIAL STUDY EXPLANATION SHEETS

INITIAL STUDY EXPLANATION

The Housing Element will have little direct impact on the physical and socio-economic environment; and the impacts experienced, if the programs of the Housing Element are successful, will be primarily beneficial. The secondary impacts that do occur will result from the increase in housing units (and affordable units) that normally would not be developed without the impetus of, and programs suggested within, the Housing Element.

The mitigation measures described generally result from existing review requirements for individual projects and current local, state and federal programs. Based upon the potential impacts and appropriate mitigation measures described, the recommended finding is that, with inclusion of the mitigation measures, no significant impacts should be experienced with the adoption of the proposed Housing Element.

EARTH

IMPACT: The proposed Housing Element policies and programs, through increasing the number of new residential units built, may result in landform alterations and soil disruption.

MITIGATION: Site specific soils and geologic studies detailing design criteria will be prepared for individual projects as required. All developments will be subject to the hazard reduction requirements of the City Building Code.

AIR

IMPACTS: Incremental increases in traffic associated with new residential development may result in localized increases in auto emissions. This will have minimal impact on local and regional airsheds.

MITIGATION: Air pollutant control strategies for the County are under the jurisdiction of the Kern County Air Pollution Control Board. Mitigative air quality strategies, if required for this area, would be developed on a regional basis.

WATER

IMPACT: Future residential development may impact surface run-off rates, local drainage patterns and groundwater recharge.

MITIGATION: All future development will be subject to review by the City Public Works Department to insure that proper drainage and flood-control measures are incorporated into projects as required. Primary responsibility and environmental review authority over surface and groundwater quality rests with the State Department of Water Resources, Regional Water Quality Control Boards and County Department of Public Health.

BIOLOGICAL RESOURCES

IMPACT: Increased residential development may result in loss of wildlife or disturbance of wildlife habitats.

MITIGATION: Development within Kern County is subject to federal and state laws concerning wildlife protection. These include the Federal Endangered Species Act of 1973, California Species Preservation Act of 1970, California Endangered Species Act of 1970, and sections of the California Fish and Game Code (particularly Sections 1601 and 1603 dealing with streambed or lake alterations).

Future environmental review of individual projects will allow evaluation of specific wildlife impacts, review by the appropriate responsible agencies and development of site-specific mitigative actions, if required.

NOISE

IMPACT: Increasing noise levels may be experienced in areas undergoing urbanization. The noise sources would be primarily traffic related.

MITIGATION: Various levels of government have jurisdiction over noise exposure. For the purposes of determining compatibility, future development must comply with noise standards established by the State of California (Administrative Code, Title 25) unless superceded by a local noise ordinance.

LIGHT AND GLARE

IMPACT: New residential development, predominately through street lighting, would increase lighted areas within California City.

MITIGATION: Proper selection and control of lighting fixtures for public and private use, or limits on hours of use (e.g., for lighted tennis courts), can alleviate potential nuisance problems caused by lighting. This level of detail is best addressed at the specific project level and accompanying environmental review.

LAND USE

IMPACT: Adoption of the programs within the Housing Element will not require annexation of additional land to accommodate projected growth.

MITIGATION: None proposed.

NATURAL RESOURCES

IMPACT: Increases in the housing stock will require the use of renewable (e.g., lumber) and non-renewable (e.g., sand and gravel) resources. This impact is not singularly of significance but does have a cumulative effect on the national consumption of renewable and non-renewable resources.

MITIGATION: None required.

HOUSING

IMPACT: The Housing Element programs will, if implemented, improve the quality of the existing housing stock through rehabilitation and maintenance as well as increase the stock of affordable income-level housing.

MITIGATION: None required.

TRANSPORTATION/CIRCULATION

IMPACT: An increase in housing units could generate additional traffic and impose an additional demand on transportation systems.

MITIGATION: It is recommended that California City review and update its General Plan Circulation Element to insure consistency with the Housing Element.

PUBLIC SERVICES/UTILITIES/ENERGY CONSUMPTION

IMPACT: Implementation of the policies and programs within the Housing Element will result in the need for expanded community services accompanying new residential development. Service and utility capacities pose severe constraints to future growth in California City, particularly water, sewers, lack of educational facilities, expensive energy, and difficulties in providing police and fire service to outlying recreational areas.

MITIGATION: New residential units will undoubtedly be required to support a higher level of service and utility needs than previously experienced in California City.

ARCHAEOLOGICAL AND HISTORICAL RESOURCES

IMPACT: Increasing expansion of urban activities often jeopardizes cultural resources. Historical structures and archaeological artifacts can be damaged, destroyed or lost with rehabilitation and new construction activity. These resources may be known or, as is often the case with archaeological sites, unrecognized.

MITIGATION: There are numerous federal and state laws that are directed toward the preservation of cultural resources (these are listed in the Appendix). In addition, the California Environmental Quality Act (CEQA) and National Environmental Protection Act (NEPA) provide for public disclosure and review of individual projects affecting these resources. Future projects within the City will be subject to this review.

GROWTH INDUCEMENT

IMPACT: The policies and programs of the Housing Element, if effective, would increase the supply of housing to meet the current and projected demand. In this respect, the proposed Housing Element would have as its objective the accommodation of planned growth within the City. The adequacy of the housing stock would not effect projected growth rates except in the case where a shortage of adequate housing stunted potential growth.

MITIGATION: None proposed.

ATTACHMENT B

SUPPLEMENTAL INFORMATION

TABLE OF CONTENTS

1.0 INTRODUCTION

This Environmental Assessment has been prepared pursuant to the California Environmental Quality Act (CEQA) of 1970 and State EIR Guidelines as amended. The purpose of this report is to identify and evaluate the environmental impacts inherent in the implementation of the Housing Element for unincorporated Kern County, and for ten of the incorporated cities within the County. Those cities are Arvin, California City, Delano, Maricopa, McFarland, Ridgecrest, Shafter, Taft, Tehachapi, and Wasco. Metropolitan Bakersfield is not included and is dealt with in a separate document. This report is intended as an informational document to be used in supporting the findings of the initial study. The initial study (State EIR Guidelines Sec. 15080 (d)) is used to provide a written determination of whether a negative declaration or an EIR shall be prepared for a project.

The preparation of an environmental assessment on the Housing Element of a General Plan is unique for a variety of reasons. The Housing Element is a policy document, rather than a specific project, or a project with construction related activities. Guidance for the preparation of assessments in this realm is somewhat limited. The State EIR Guidelines indicate that the preparation of an EIR on projects such as adoption or amendment of a local General Plan should focus on the "secondary effects that can be expected to follow..., but that the EIR need not be as detailed as an EIR on the specific construction projects that might follow: (Sec. 15147 (b)). To date, specific written direction on the formulation of EIR's for Housing Elements has not been developed by the State Office of Planning and Research.[1]

It is clear, however, that the degree of specificity required in the assessment should correspond to the degree of specificity involved in the Housing Element policies (EIR Guidelines Sec. 15147). The analyses contained in this report will therefore, by the nature of the project, be predominantly non-quantitative and broad in scope.

Another area of uniqueness for the Housing Element evaluation is in the areas impacts are experienced. Certain programs, such as those dealing with new residential development or density bonuses, could have secondary effects within the physical environment. Additionally however, implementation of the Housing Element will bring about impacts within social and economic areas. Difficulties in evaluating these impacts lie with the lack of any specific information on future projects and with the variety and uncertainty of housing assistance programs available for use.

Each entity must select the programs it feels will best remedy its particular problems, and implement those programs in the manner it sees fit. How a program is implemented, and whether

it is ultimately accepted by the community may potentially bring about significantly different social and economic impacts. Also relevant to this topic is the unpredictability of grant funding. It is difficult to assess impacts if funding varies from year to year. For these reasons, the anlysis of social and economic impacts in this assessment is somewhat conjectural. It will be assumed, however, that it is the intention of each jurisdiction to implement the goals and policies included in the Housing Element to the fullest degree possible.

Finally, it must be noted that successful implementation of the Housing Element programs, designed to provide adequate housing for all income groups, would premarily produce results which are beneficial to the communities.

As the impacts of similar programs and implementing actions will generally be of the same nature, the assessment has been prepared to cover the unincorporated areas and ten cities in one document. Every effort has been made to present available data that is pertinent to significant environmental concerns within individual jurisdictions. The environmental data presented in this report have been assembled from published and unpublished sources. When more specific or more current data become available during the review process, it can be incorporated into the report.

This report will follow the typical outline for Environmental Impact Reports. Following this Introduction will be the Description of the Project, which describes the Housing Element and how it relates to issues in Kern County. Next, the Environmental Setting describes the physical, social and economic characteristics of Kern County which may be affected by the project. The Environmental Impacts and Mitigation Measures are then dealt with. This section of the report addresses the potential impacts brought about by the project, and describes applicable mitigation measures. The remaining sections are descriptive in nature and serve to enhance the first four sections.

2.0 DESCRIPTION OF THE PROJECT

2.1 THE DOCUMENT

The Housing Element is but one element of a General Plan. By State mandate, every city and county must prepare and adopt this document. The Housing Element itself consists of policies, goals and objectives concerning the provision of adequate housing. Also included are specific housing programs and a comprehensive strategy for meeting the local housing needs.

The preparation of the Housing Elements for unincorporated Kern County and each of the incorporated cities involved a coordinated effort between governmental agencies, the consultants, and the public. The product is a comprehensive public document which will influence the shape and direction of other planning processes in this area. As such, it must be consistent with the other elements of each respective General Plan.

Each Housing Element consists of nine chapters. These chapters deal with one aspect of housing for a particular jurisdiction. The following is a brief descriptive outline of the document:

Chapter 1: Introduction-self-explanatory.

Chapter 2: Summary-self-explanatory.

Chapter 3: Housing Need-describes factors evidencing housing need (i.e. substandard housing units, inadequate supply, increased population, etc.)

Chapter 4: Housing Program-describes which programs can be utilized to meet identified need.

Chapter 5: Agency and Program Coordination-describes interrelationship of programs for adjacent incorporated and unincorporated urban areas.

Chapter 6: Opportunities for Housing-describes possible physical and governmental factors affecting housing supply.

Chapter 7: Regional Housing Allocation Plan-describes the manner in which housing for persons of all incomes will be distributed throughout the County.

Chapter 8: Updating and Evaluation-provides mechanism for evaluating and modifying identified housing programs.

Chapter 9: Environmental Review-a summary of the initial study and this assessment.

2.2 LOCATION

The Kern County Housing Element deals with the geographic area known as Kern County. This document covers only the unincorporated areas, the cities of Arvin, California City, Delano, Maricopa, McFarland, Ridgecrest, Shafter, Taft, Tehachapi, and Wasco. The County is located in southcentral California and encompasses more than 8,000 square miles. Kern County is bordered by Kings, Tulare and Inyo Counties on the north; San Bernardino County on the east; Los Angeles and Ventura Counties on the south; and San Luis Obispo County on the West. There are eleven incorporated cities within the County, the major city being centrally located Bakersfield.

For purposes of housing analysis, the entire County has been divided into five major Planning Areas. The Planning Areas, as defined by the Kern County Planning Department, are:

Westside: Census Tracts 33 to 36.

San Joaquin Valley: Census Tracts 1 to 32, 37 to 50, 51.02, and 62 to 64.

Mountain: Census Tracts 51.01, 52, 60, and 61.

Indian Wells Valley: Census Tracts 53,54 and 55.01.

Antelope Valley: Census Tracts 55.02 and 50 to 59.

Due to the general nature of this environmental document with respect to Kern County, these Planning Area designations will not be as extensively used as in the Housing Element itself.

2.3 OBJECTIVES

The rapidly rising cost of housing and the lessening of housing availability to lower as well as middle income groups, has increased the importance of the Housing Element as one element of a General Plan. The Housing Element sets forth policies, goals and objectives for providing suitable housing to all segments of the Community.

As specified in the revised Housing Element Guidelines adopted in 1977, the Housing Element must also contain specific housing programs and a strategy for utilizing those programs to meet local housing needs. The programs to be utilized in Kern County and its incorporated cities can be grouped into three basic categories. These categories are:

New Housing Supply: These programs are ones which deal with construction of new housing to augment the existing supply.

Rehabilitation: Programs under this category deal with rehabilitating and rennovating existing substandard houses.

Maintenance: These programs are essentially self-help programs to maintain the existing housing supply which is in good condition.

Included in these categories are the specific programs selected by the jurisdictions. The specific programs for each jurisdiction are noted in the following chart and are delineated in the individual Housing Element.

2.4 OVERVIEW

It is projected that by 1985, approximately 397,600 people will be residing within Kern County. The greater percentage (76%) will be residing within the jurisdictional boundaries of the eleven incorporated cities. Within the unincorporated area, a small percentage of the County population will be residing on military installations.

As the population of the County continues to increase, additional housing units will be needed to provide safe and decent housing for the residents. The Housing Element indicates that numerous new housing units will be needed within the county as a whole by 1985. This number takes into account (besides increase in population) such aspects of housing as existing deficits in housing and natural attrition.

As mentioned above, the specific programs proposed to meet this housing need are unique to any given jurisdiction (the county as well as the cities). That is, the programs were selected with consideration given to such criteria as income levels, existing housing conditions and availability, age of existing housing and funding availability. In conjunction, the implementation strategies developed are unique to each jurisdiction's characteristics.

2.5 RELATIONSHIP TO RELEVANT PLANNING PROGRAMS

The Housing Element relates to all other elements of the General Plan that set forth guidelines, policies and standards affecting location and density decisions on housing. Such other elements are those pertaining primarily to land use and service facilities. The Housing Element must be consistent with these elements in order to guide the improvement and maintenance of a desirable living condition, and assure a high quality of life for all citizens. It is noted in the impact section where Housing Element policies may mandate changes in other General Plan Elements.

HOUSING PROGRAMS BY JURISDICTION

	ARVIN	CALIFORNIA CITY	DELANO	MARICOPA	McFARLAND	RIDGECREST	SHAFTER	TAFT	TEHACHAPI	WASCO	KERN COUNTY
I. PROGRAMS AFFECTING NEW HOUSING SUPPLY											
HUD Section 8 Housing Assistance Payments	●		●	●	●	●	●		●	●	●
HUD Section 8 Programs for Elderly and Handicapped	●	●	●	●	●		●	●	●	●	●
HUD Section 235 Homeownership Programs	●		●	●	●	●	●	●	●	●	●
Farmers Home Administration Section 502 Homeownership Program	●		●	●	●		●		●	●	●
Farmers Home Administration Section 515 Rental Housing Program	●	●		●	●		●		●	●	●
Farmers Home Administration Section 514/516 Farm Labor Housing Program	●										●
Farmers Home Administration Section 523/524 Rural Housing Site Loans				●							●
Farmers Home Administration Section 523 Technical Assistance Grants				●							●
Farm Worker Housing Grant Fund			●		●						●
Farmers Home Administration Water and Sewer Loans and Grants				●							●
California Housing Finance Agency Mortgage Assistance Programs/HOHI	●		●		●	●	●	●		●	●
Low Rent Public Housing (HUD)			●		●						●
Municipal Mortgage Loan Programs	●	●	●			●		●	●		●
Affordable Housing Incentives Program		●	●				●		●		●
County-wide Housing Development Corporation											●
Rural Predevelopment Loan Fund	●										
Master Environmental Assessment			●								●
Energy Conservation Library			●			●		●	●		●
Use of Modular/Mobile Home and Innovative Building Technology							●				
Local Plan and Standards Review	●	●		●	●		●	●	●		●
Land Cost Write Downs/Subsidized Infrastructures	●					●		●			●
Fast Track Processing											●
Non-Profit Local Development Corporation								●			
Housing Hot Line and Outreach Programs	●	●	●	●	●	●	●	●	●	●	●
Surplus Site Program				●							
Energy Conservation Program											●
Master Environmental Assessment/Report											●
Mobile Home/Manufactured Housing Incentive Zones					●						●
Energy Conservation Incentives Program			●								●
Article 34 Referendum Authority	●										
II. REHABILITATION PROGRAMS											
Comprehensive Code Enforcement Program						●					
California Housing Finance Agency HOHI Program	●		●		●	●	●	●		●	●
HUD Section 312 Loan Programs	●		●		●	●	●	●		●	●
HUD Section 8 Rehabilitation Loans	●	●				●	●		●		●
Farmers Home Administration 502/504 Programs	●	●		●	●		●		●	●	●
Municipal Bond Loan Programs (Marks-Foran Act)	●	●	●		●	●	●	●			●
Deferred Payment Rehabilitation Loans	●		●		●	●	●	●		●	●
Community Development Block Grant Programs	●		●	●	●			●		●	●
Material Grant Program		●		●					●		●
Neighborhood Public Improvements			●		●			●		●	●
Substandard Structure Demolition Program	●		●		●	●	●	●			●
Handyman Services Program		●		●					●		●
Home Improvement Information Program	●	●	●	●	●		●	●	●	●	●
III. MAINTENANCE PROGRAMS											
Public Awareness Programs/Counseling	●	●	●	●	●	●	●	●	●	●	●
Clean-Up Campaigns	●	●	●	●	●	●	●	●	●	●	●
Tool-Bank Programs			●		●		●	●			
HUD Section 8 Housing Assistance Programs	●	●	●	●	●	●	●	●	●	●	●
IV. CREATION OF A COUNTY HOUSING TASK FORCE											●

3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL ENVIRONMENT

3.1.1 Land Form and Geology

Kern is the third largest county in California and encompasses more than 8,000 square miles (143 miles from east to west, 67 miles from north to south). Within this land area, the County has a highly varied topography which ranges from level agricultural valleys to steep forested mountains. The County is traversed by the Sierra-Nevada, Tehachapi's, San Emigdio and the slightly sloping Temblur mountain ranges. There are a number of volcanoes which have been active in and around the County, but since none are presently active, volcanism is not a serious threat. (2) Other predominate topographic features of Kern County include the upper San Joaquin Valley and the Mojave Desert.

Located in one of the more seismically active areas of the state, Kern County is periodically subject to moderate to severe groundshaking. (3) The most significant faults which may affect the area are the San Andreas, Edison Garlock, Sierra Nevada, White Wolf, Big Pine, Kern Canyon, and Bear Mountain faults. Besides the well known danger associated with larger faults, significant seismic hazard is attributable to smaller more localized faulting. For more information, see the Geology and Earthquake Hazards guide for Kern County. Other larger faults are also buried under the alluvium of the San Joaquin Valley. Based upon past records of seismic activity, it can be expected that earthquakes having a magnitude of 8 to 8.5 will affect Kern County residents once or twice a century.(2) The most serious seismic threats are largely confined to the valley areas, where groundshaking can increase the possibility of liquefaction and failure of clay horizons.(2) Liquefaction can also be of importance, particularly in valley areas where shallow water tables are prevalent. For further information concerning the location of fault zones in Kern County, refer to maps prepared by the U.S. Geological Survey, the Kern County Seismic Hazard Atlas and the Division of Mines and Geology.

Other seismic-related problems relate to landsliding, and forms of mass movement which are possible throughout most of the County. Small landslides are common in the County's mountain areas and are caused by the natural movement of material down slope. In addition, erosion caused by streams and heavy rainfall can contribute to ground instability. Further instability can be caused by man's activities, as witnessed in hillside developments. Landslide-prone areas in Kern County are shown on the maps in the Seismic Hazard Atlas. (2) Characteristically, these areas may have reached an equilibrium state and remain stable for a long period of time, however, additional movement may be initiated by the factors which originally caused the slide.(3)

Another form of ground failure, land subsidence, occurs mainly within the San Joaquin Valley. The four types of subsidence which occur in Kern County are: 1) Tectonic subsidence, a slow sinking of the valley trough which is proven significant only over a geologic time period; 2) Subsidence caused by the extraction of oil and gas, a form of subsidence which has registered too minimal of an effect to be considered significant; 3) Subsidence caused by the withdrawal of groundwater, a major concern in Kern County. This practice has lowered the ground level over a large area south of Bakersfield and in other areas of the County; and 4) Subsidence caused by the hydropaction of moisture-deficient deposits, a one time compaction of the soil structure due to the lack of moisture which has not penetrated the near-surface strata for a long period of time.[3]

The U. S. Department of Agriculture, Soil Conservation Service has classified the variety of dry, warm soils for Kern County.[4] Of these, the soil types which adversely affect the support of structures are the fine-grained, cohesive clay soils. These soils possess an expansive property when moisture is added and tend to lose their ability to support foundations.[3] The table on the following pages shows possible factors of importance with respect to ground failure. This table is set up to show the relative importance of these factors in each of the ten incorporated cities.

3.1.2 Hydrology

Surface Water

Surface water resources of the county include both natural and improved watercourses, lakes and man-made reservoirs. Watershed characteristics vary considerably within the study area due to varying climatic and hydrologic conditions. Watercourses within the mountainous areas are generally perennial, whereas those in the valleys and lowlands are ephemeral and subject to seasonal flooding. Stream flows are normally dependent upon rainfall in the populated areas of the county due to the construction of water retention facilities on the major watercourses. Dry-weather flows usually result from rising groundwater, irrigation return flow and urban runoff.

The drainage of Kern County is divided between two major collecting basins. The San Joaquin Valley which receives the waters from most of the western two-thirds of the county and the Mojave Desert which receives water from the eastern third. The line of separation between the two basins, or Eastern Divide, follows mountain crests and summit passes of the east side of the Sierra Nevada; it crosses Tehachapi Valley and follows the summits of the Tehachapi Mountains to end north of Castaic Lake where it joins the Western Divide, formed by the San Emigdio and Temblor Mountains of the Coast Ranges. The meeting of the two divides closes the southern end of the San

TABLE B
GROUND FAILURE

	GROUND-SHAKING	LAND-SLIDE	SEISMICALLY INDUCED FLOODING	SUBSIDENCE	CLAY SOIL	LIQUEFACTION	EROISION	SURFACE FAULT RUPTURE
Arvin	Subject to moderate to severe ground-shaking	Not sign.	Possible from slides damming streams outside city	Continual slow subsidence	Not sign.	Not sign.	Not sign.	No active faults in City
California City	May be severe	Needs investi-gation	Same	Not sign.	Not sign.	Not sign.	Not sign.	Garlock Fault and several surface faults
Delano	Moderate to severe	Not sign.	Needs mgt. program	Continual slow subsidence	Not sign.	Not sign.	Minimal	No active faults in City
Maricopa	Moderate to severe	Not sign.	Flood mgt. needed	Warrants testing	Not sign.	Not sign.	Minimal problem	No active faults in City
McFarland	Moderate to severe	Not sign.	Possible w/respect to Poso Cr.	Continual slow subsidence	Not sign.	Not sign.	Not sign.	Information needed-No major faults
Ridgecrest	Moderate to severe	Not sign.	Not sign.	Not sign.	None found	Not sign.	May be sign. hazard	No active faults in City
Shafter	Moderate to severe	Not sign.	Possible w/respect to Poso Cr.	Not sign.	Not sign.	Not sign.	Not sign.	No active faults in City

	GROUND-SHAKING	LAND-SLIDE	SEISMICALLY INDUCED FLOODING	SUBSIDENCE	CLAY SOIL	LIQUEFACTION	EROISION	SURFACE FAULT RUPTURE
Taft	Moderate to severe	Not sign.	Possible w/respect to Sandy Cr.	Related to water production	Not sign.	Not sign.	Not sign.	No active faults in City
Tehachapi	Moderate to severe	Not sign.	Flood mgt. program needed	Not sign.	Not sign.	Not sign.	Develop-ment control	Tehachapi Creek fault
Wasco	Moderate to severe	Not sign.	Possible w/respect to Poso Cr.	Related to water production	Not sign.	Not sign.	Not sign.	Further study needed

SOURCE: Kern County Council of Governments, 1975. Geology and Earthquake Hazards: A Planning Guide to the Seismic Safety Elements of Kern County.

Joaquin Valley basin. On the east side of the Western Divide, the runoff flows into the San Joaquin Valley and on the west side it flows toward the Pacific Ocean.

Of all streams that flow into the San Joaquin Valley, the Kern River is the largest. It has two branches that join at Lake Isabella: the North Fork, originates near Mt. Whitney and the South Fork has its source on the Kern Plateau near Trail Peak. The total area drained by the two branches covers about 2,420 square miles. The two rivers flow into Lake Isabella Reservoir which has a total impounding capacity of 550,000 acre-feet controlled by two man-made dams. The combined average annual runoff of the two rivers amounts to 760,000 acre-feet. Water leaving the lake is regulated by the dams and during periods of exceptionally high runoff, excess water is released into the Kern River. When all of this water is not needed for irrigation the section of the Kern River which is usually dry below Bakersfield has water flowing into Buena Vista Lake.

When filled to capacity, Buena Vista Lake may overflow northward into Tulare Lake by way of the Kern River East and West flood canals. Facilities are being developed that will carry this water into the California Aqueduct. That system will prevent overflow and flooding and utilize the excess water for agricultural uses.

The next drainage channels of importance, also on the east side of the valley are Poso Creek, located North of Kern River and Caliente Creek to the South. They have lesser drainage areas than the Kern River but like it they play a big part in making agricultrue possible by helping to recharge the ground water supply of the San Joaquin Valley.

The western Mojave Desert basin collects an average annual runoff of about 66,000 acre-feet. This runoff serves to recharge the ground water reservoir which is being depleted by pumping. Among the more or less isolated valleys or drainage sub-basins, is the Indian Wells Valley which receives most of its water supply from the eastern slopes of the Sierra Nevada and has during the years of abundant rainfall overflowed into Searles Lake.

Examples of greater confinement are the intermountain valleys near Tehachapi that receive the drainage from Cummings and Bear Mountains. Their normal flow is westward, either directly from the mountain slopes facing the San Joaquin Valley or through Tehachapi Creek, a tributary of Caliente Creek. At times of high runoff, the low divide that separates the Tehachapi drainage basin from that of Monolith and Cache Creek, may be overrun and part of the flow runs eastward into Proctor Lake. Sometimes, after filling this dry lake, the excess water overflows eastward through Tehachapi Pass into the Mojave Desert.

Groundwater

Groundwater has historically been an important source of water supply in the Country. However, expanded use in recent times has resulted in overdraft of local groundwater supplies in excess of natural recharge rates. Projects involving artificial recharge with surface runoff, imported water, or reclaimed wastewater have been planned which help ameliorate this problem. In conjunction with these measures, control on groundwater drafting has also become necessary.

In general, groundwater quality is high and suitable for most urban uses. However, localized problem areas have been identified. These areas show high levels of chemical pollutants such as nitrates, TDS (over 40 ppm) and phenols. High nitrate levels are commonly associated with such activities as farming and percolation of treated wastewater. High Total Dissolved Solids levels (over 550 ppm) are due both to historical conditions as well as man's influence. Phenol levels above 0.005 ppm are considered unacceptable. These levels are commonly associated with oil well fields. For specific problem areas, refer to the various "Groundwater Quality Investigatons" prepared by the Kern County Water Agency.

Flooding

The entire County of Kern has been mapped for hazardous flood areas under the Department of Housing and Urban Development Flood Insurance Program as of June, 1979. Some areas which present specific flood concern include the Kern River area, south short of Lake Isabella, the vicinity of Ridgecrest, China Lake, Naval Weapons Center, and the southern part of the Caliente Creek which flows into the Wofford Basin. The small creeks which flood the Buena Vista region primarily affect agricultural production in that area.

At the writing of this document, flood rate insurance maps were being developed for the entire County except the city of Bakersfield, which has its own flood maps. For further information on flood zones, refer to the County's flood maps which are maintained by the following agencies:

- Department of Housing and Urban Development
- Kern County Public Works Department
- Kern County Water AGencies
- Kern County Planning Department
- City of Bakersfield Planning Department

3.1.3 Biological Resources

A wide variety of indigenous vegetation is found in Kern County extending from the grassland community of open valleys to mixed

conifer forests in the mountains. In addition to the indigenous vegetation, the County is ranked second nationally in agricultural production, and through further irrigation with California Aqueduct water, it is expected that even more of the County will be developed for agricultural use.[5,6]

The County's mountainous areas support a diversity of animal life. The larger mammals known to inhabitat this area include mountain lion, bighorn sheep, California mule deer and bear.[6,7] The fauna of the valley and lowland areas, although not as impressive as the mountainous areas, is fully as diverse. Mammals, reptiles and birds are prevalent but tend to be of a smaller size.

The areal extent of native wildlife habitats in the County, particularly in the San Joaquin Valley, has declined in the recent past. Residential subdivision, water control and agricultural development are factors contributing to this decline. Two prime examples of the impact of these activities on wild life is seen in the decline of the Blunt-Nosed Leopard Lizard, an endangered species, and the San Joaquin Kit Fox. These species primarily inhabited the valley lands until agricultural conversion took place. Presently, the only remaining prime habitat for the Blunt-Nosed Lizard is the Naval Petroleum Reserve near Taft and the Kern National Wildlife Refuge, whereas the Kit Fox is restricted to areas of native vegetation within the Tehachapis. The Department of Fish and Game has also determined that the Mojave Ground Squirrel and the Kern Canyon Slender Salamander are rare species. The Mojave Ground Squirrel principally inhabits the Haiwee Mesa, Indian Wells, Searles and Fremont Valleys. The Slender Salamander is restricted to foothill woodland and riparian habitats. The southern and western parts of the County are within the usual feeding area of the California Condor, an endangered species whose numbers have dwindled to approximately forth birds.[8]

Just outside California City is the location of the thirty-eight square mile, Desert Tortoise Natural Area. Presently, the Federal Office of Endangered Species is reviewing the tortoise situation to see if it qualifies for placement on the Federally Threatened Species listing.

The Kern National Wildlife Refuge, the predominate wildlife area of its kind in the County, is located in the northwestern part of the County. Besides being the home of the Blunt-Nosed Lizard, the refuge also has a large inventory of water-fowl (ducks, geese and coots).

3.1.4 Cultural Resources

There are over 1,000 archaeological sites in Kern County which have been mapped by the Bakersfield College Archaeology Department (also Kern County's official Archaeology Clearinghouse). Only one site (located in Long Canyon in the Kern River Valley) is listed in the National Register, however, at the writing of this document additional sites had been submitted for review as to their possible placement on the list.[9]

The known archaeological sites contain the remains left by the native indian tribes which traversed the County. The vast amount of farming in the San Joaquin Valley, an area once inhabited by the Yokut Indian Tribe, has destroyed many possible archaeological sites although some have survived (e.g., the Buena Vista Lake Area which was inhabited from prehistoric times through the late 1800's). Additional sites are still being discovered, such as the Indian Burial Site, uncovered off of Bear Mountain Blvd., south of Bakersfield.

The mountain areas are by far the County's richest resource of indian artifacts (primarily the Kawaiisu and Tubatulabal Tribes) due to the number of trade routes in that area. North of California City, the small mountain range surrounding Red Rock Canyon is known for the petroglyphs which have been engraved or abraded on the rock surfaces. Petroglyphs also have been found in the Isabella and Indian Wells Valley areas. It should be noted that there are other areas in Kern County which could contain significant artifacts, but since they are private property, the archaeological significance of the land has not been determined.

Sites of historical significance are located throughout Kern County.[10] These sites are currently being surveyed by the State Office of Historic Preservation. The sites are associated with facets of Kern County's past as discovery, settlement, gold discovery, agriculture, trade, transportation, and culture.

3.2 URBAN SYSTEMS

3.2.1 Circulation Systems

Kern County's transportation needs are served by a network of roadways, railroads and airports which facilitate the movement of passengers, as well as goods and services.

Public air travel is accommodated primarily by the Kern County Airports System of which Meadows Field is the central airport. From the nine passenger airports in the County, one can connect directly with transcontinental terminals. In Eastern Kern County, the Edwards Air Force Base and the U. S. Naval Weapons Center at

China Lake act as key bases for the Defense Department and also add significantly to the area's economy.

Two transcontinental railroads move a variety of products throughout the County. The major railroad lines which traverse the area are the Southern Pacific and the Santa Fe and Atchison Topeka.

Vehicular traffic is facilitated by the existence of the County's freeway, arterial and scenic highway system. Although there are mass transit services in Kern County, there are many communities which lack a sufficient amount of both intra-and inter-city transit services.[11] As a result, the majority of the County's residents are extremely dependent on private automobiles.

3.2.2 Air Quality/Climate

There are considerable climatological differences in Kern County given the topographic variation. The climate in the valley areas is generally semi-arid with very warm summers and mild winters. Cooler winters occur in the mountain areas due to the elevation. Rainfall in the valley is sparse, averaging about 6 inches per year compared to the surrounding mountains where rainfall ranges from 10-40 inches per year.

As with other factors, extreme differences occur between the air quality in the valley (the San Joaquin Valley Air Basin) and mountain and High Desert areas (South East Desert Air Basin). The Ridgecrest area, for example, experiences generally good air quality when compared to other metropolitan areas of Southern California. State standards for particulates (mostly fugitive dust) are exceeded occasionally. Oxidant intrusion from the Los Angeles Basin has also been documented but it does not pose a severe problem.[12]

By comparison, photochemical oxidant and carbon monoxide emissions are the prime air quality problems in the valley, although localized dust problems do occur due to agricultural operations. In 1976, Naval Ambient Air Quality Stnadards (NAAQS) for oxidants were exceeded on about 85 days with carbon monoxide standards exceeded about 12 days. Regional air quality is influenced by the total emissions of primary pollutants in the region as well as those generated upwind in the basin. Air quality is also affected by the local formation of secondary pollutants (i.e., oxidant).[13] Oxidant is formed by a reaction of sunlight and a combination of reactive hydrocarbons and oxides of nitrogen. With an average of 255 clear days and 42 partly cloudy days per year, a year-round potential for smog formation exists.[14]

Another important meteorlogical factor in the County is the occurrence of inversion layers preventing the diffusion of pollutants

from lower air masses. Inversions typically occur in the valley during the summer but may occur during other seasons.

Kern County's 1975 emission inventory indicated that stationary sources (primarily the oil industry) accounted for approximately 91 percent of the reactive hydrocarbon emissions, with mobile sources accounting for the remainder. Control of smog will depend to a large extent on implementation of emission controls for oil industry operations. Reduction in carbon monoxide emissions will depend upon control of mobile sources.

The San Joaquin Valley portion of Kern County is an area designated as not attaining the National Ambient Air Quality Standards. The Clean Air Act Amendments of 1977 required revisions to previously required Air Quality Maintenance Plans (AQMP) demonstrating compliance with federal standards by 1982 (with extensions to 1987 available). The "Non-Attainment Plan", referred to as the AQMP/NAP, for Kern County was prepared in December, 1978 and outlines oxidant and carbon monoxide control strategies for meeting national and state standards.

3.2.3 Noise

Transportation sources are the major contributers to noise pollution in Kern County.[15] Noise level contours for the various transportation sources have been prepared by the Kern County Health Department in accordance with the methodologies developed by Wyle Laboratories. The general public may review these maps at the Kern County Planning Department.

Noise contour maps have been prepared for all of the major airports in Kern County and are expressed in the Community Noise Equivalent Level (CNEL) scale. Airports which may transmit a noise impact to surrounding residential developments include the China Lake Naval Weapons Center, Edwards Air Force Base and the Kern County Municipal Airport. Noise from military aircraft flights from the Naval Weapons Center across unincorporated Indian Wells Valley has been identified as a concern to residents of the area. Highway noise level contours have been prepared for specific portions of Kern County's highway routes. These contours are expressed in decibels on the Day-Night Noise Level Scale (Ldn) and accurate to ± 3 decibels. Major highways in the County which may significantly impact the noise level include Interstate 5 and State Highways 99, 58 and 43.

The Southern Pacific, Atchison Topeka and Santa Fe railroads are the major railroads which run through Kern County. The railroad noise level contours are prepared from information which was supplied from the railroad companies and are expressed in decibels on the CNEL scale.

3.2.4 Utilities and Services

Community services and utilities are provided to Kern County residents through a varied and large number of special districts and agencies. In most instances, however, incorporated areas provide their own police and fire protection, and parks and recreation funtions. The following tables list the purveying agency or District for each of the respective agencies covered in the Housing Element. Further information on service capabilities is contained in Chapter 6 of the Housing Element.

3.2.5 Socio-economic Factors

Land Use

Kern County can best be characterized as a rural county based on the extensive amount of open space which exists. This open space is classified into such uses as: Intensive Agriculture, Extensive Agriculture, Recreational, Wetlands, and Natural Resources. Although inaccessible to the public, property of the military bases in the County can also be included in this category. The land uses commonly associated with an urban environment (residential, commercial, industrial, etc.) are found in isolated pockets scattered throughout the County. By far, the largest urban area within the County is Metropolitan Bakersfield.

Population

The population of Kern County, as of January 1, 1980, will be an estiamted 375,138 people. Of this number, approximately 210,000 or 56 percent will reside within unincorporated areas. The remainder of the popualtion will reside within the eleven incorporated cities. The population and the percentage of the County total population for each city are on the table below.

TABLE D
POPULATION

	Population	Percentage of Total
Arvin	6,300	1.7
Bakersfield	94,000	25.0
California City	2,775	0.7
Delano	16,000	4.3
Maricopa	735	0.2
McFarland	4,800	1.3
Ridgecrest	15,700	4.2
Shafter	6,750	1.8
Taft	5,000	1.3
Tehachapi	4,000	1.1
Wasco	9,050	2.4
Unincorporated	210,000	56.0

TABLE C: UTILITIES AND SERVICES

UTILITIES AND SERVICES	ARVIN	DELANO	TAFT
FIRE	County Captain c/o Kern County Fire Dept. 205 North "A" St. Arvin, CA 93203 854-5517	Delano Fire Dept. 725-1308 Chief 1001 - 12th Avenue Delano, CA 93215	City Fire Department (fire coordinator) 765-4136
POLICE	City 805/854-3128	Delano Police Dept. 725-3277	City Police 763-3101
SCHOOLS	Arvin High School Work: 854-5561 Arvin Unified School Dist. Work: 854-3146	Delano Union Elem. School Dist. 725-0420 Delano Joint Union High School Dist. 725-3853	Taft Community College Taft City School Elem. Dist. 763-1521 Taft Union High School Dist. 763-3181
PARKS AND RECREATION	Bear Mtn. Rec & Park District Box 685 Arvin, CA 93203 845-0757 County Parks also	Delano Parks & Recreation Dept. 725-9650 or 725-9627	West Side Rec & Park District 300 Main Street Taft, CA 93268 805/

TABLE C: CONTINUED

SERVICES	ARVIN	DELANO	TAFT
HEALTH SERVICES	No hospital Hal Ambulance Service	Delano Community Hospital Delano, CA Acting Hospital Administrator 725-4800 (Mail: P. O. Box 248, Delano 93215) 805/725-0511 Delano Ambulance 725-3370	West Side Acute General Hospital Dist, 110 East North St. Taft, CA 93268 805/765-2184 (Split co/city hospital services) Taft Ambulance 763-1904
WASTEWATER TREATMENT	Arvin County Sanitation Dist 2601 "O" St. Bakersfield, CA 93301 805/861-2481 OR Boyle Engineering Carl Jacobsen 805/325-7253	City Sewer Treatment Dept. 725-3045	Taft Joint Sewage District 765-2716
SOLID WASTE	Garbage service is City-owned Public Work call City Manager Orval Wooner 805/854-3134	City Super. of Utilities 725-2147	County
ELECTRICITY	Pacific Gas & Electric 327-9561	Southern California Edison 725-8213	Pacific Gas & Electric 763-3124

TABLE C: CONTINUED

SERVICES	ARVIN	DELANO	TAFT
GAS	Southern California Gas Co. 209/732-7961	Southern California Gas Co. 209/732-7961	Pacific Gas & Electric
WATER	Arvin Community Services Dist P. O. Box 333 Arvin, CA 93203 (concern of wells) 805/854-2127 Conservation Element of Delano GP 1973	Super. of Utilities 725-2147	West Kern Co. Water District 801 Kern St. (P. O. Box MM) Taft, CA 93268 805/763-3151
TELEPHONE		Pacific Telephone Warner Cable TV	Continental
STREET IMPROVEMENTS	Arvin Lighting District Curbs/gutters - assessment districts Public Works	Public Works Superintendent 752-2145	Taft Heights Lighting District County Public Works Dept.

TABLE C: CONTINUED

UTILITIES AND SERVICES	TEHACHAPI	SHAFTER	RIDGECREST
FIRE	County Volunteer Fire P/T Fire Chief c/o City Hall Co: 822-5533	Shafter Fire Dept. Chief (P/T) 746-2934	Kern County Fire Dept. (Capt. within R. station) 714/375-8466
POLICE	Tehachapi Police Department 822-4927	Shafter Police Dept. Chief 746-6341 Shafter Police Dept. 333 Sunset Shafter, CA 93263	City Police Dept. Chief 714/375-5044
SCHOOLS	Tehachapi Unified School Dist. Superintendent 822-4461	Richland School District (K-8) 746-3904 Kern High School District 746-4961	Sierra Sand USD 714/875-4461
PARKS AND RECREATION	Tehachapi Recreation & Park Dist. 402 East "G" Street Tehachapi, CA 93561 805/822-3228	Recreation District (Formed 1978) City Admin. 746-6361 Public Works - Maintenance Ref: City of Shafter Recreation and Parks Dept. 1976	Parks & Recreation Dept. 714/375-1321

TABLE C: CONTINUED

SERVICES	TEHACHAPI	SHAFTER	RIDGECREST
HEALTH SERVICES	Tehachapi Valley Hospital Dist. 115 West "E" St. Tehachapi, CA 93561 805/822-3241 No ambulance	General hospital use in Bakersfield Jerry Schaeffer Ambulance 746-6660 Shafter Convalescent Hospital	Ridgecrest Community Hospital 446-3551 Tri County Ambulance 446-5571
WASTEWATER TREATMENT	City is purveyor (City Administrator) has information 822-3264	City of Shafter Public Work 746-2065	City of Ridgecrest Wastewater Facilities 939-3198
SOLID WASTE	Tehachapi Sanitation 822-5273 County Health Dept. (ref: landfill)	City - purveyor Shafter-Wasco Sanitary Landfill	By private companies franchised in City (landfill) County landfill Public Works in Bakersfield
ELECTRICITY	Southern California Edison 805/948-0441	PGE (Wasco) 758-6403	Southern California Edison

TABLE C: CONTINUED

SERVICES	TEHACHAPI	SHAFTER	RIDGECREST
GAS	Southern California Gas Co. 209/732-7961	Southern California Gas 209/732-7961	Pacific Gas & Electric Company
WATER	Tehachapi Cummings Co. Water Dist. 22901 Banducci Rd. Tehachapi, CA 93561 (Mail: P. O. Box 326) 805/822-5504	City of Shafter - purveyor Public Works 746-2065	Indian Wells Valley Co. Water Dist. 500 W. Ridgecrest Blvd. Ridgecrest, CA 93555 (Mail: P. O. Box 399) 714/375-5086
TELEPHONE	Pacific Telephone	Pacific Telephone	Continental Telephone
STREET IMPROVEMENT	Public Works Dept. (City Administrator) 822-3264	City 746-2065	Public Works

TABLE C: CONTINUED

UTILITIES AND SERVICES	WASCO	MARICOPA	CALIFORNIA CITY
FIRE	County Fire Dept 758-6448	County Fire Department 769-8230	City 373-4841
POLICE	City Police Dept. City Manager 758-3003	City Police Dept. 769-8212	City 373-8606
SCHOOLS	Wasco Unified School Dist. Office 758-6431 Wasco U. High School Dist. 758-5324 Sources: Master EIR for Wasco	Maricopa Unified School Dist. 769-8231	Mojave Unified School District 824-4001 Superintendent 824-2898
PARKS AND RECREATION	Wasco Rec & Park District 1549 11th St. Wasco, CA 93280 805/758-2774 OR 758-3081	City Recreation Dept. 769-8872	City Park & Recreation Dept. 714/373-4901

TABLE C: CONTINUED

SERVICES	WASCO	MARICOPA	CALIFORNIA CITY
HEALTH SERVICES	North Kern Hospital 758-5123 Wasco Ambulance Service 758-5853	No hospital (use Taft or Bakersfield) Byron Smith Ambulance	East Kern County Hospital Dist. No hospital No ambulance Medical Center 373-8681
WASTEWATER TREATMENT	Wasco Public Utility District (domestic water also) 764 "E" St. (Mail: P. O. Box 836) Wasco, CA 805/758-6373	City Talk to City Clerk 769-8212	City Sewer Treatment Plan City Engineer 684-6900
SOLID WASTE	City Sanitary Landfill 861-2481	Contract on garbage collection every year. 769-8212	City City Engineer 684-6900
ELECTRICITY	Pacific Gas & Electric 758-6403	PG&E 763-3124 (Taft)	So. California Edison Co.
GAS	Southern California Gas Co. 209/732-7961	PG&E	Southern California Gas Co. (Glendale)

TABLE C: CONTINUED

SERVICES	WASCO	MARICOPA	CALIFORNIA CITY
WATER	Wasco Public Utility Dist. (sewage also) 764 "E" Street (Mail: P. O. Box 836) Wasco, CA 805/758-6373	West Kern Co. Water District 801 Kern St. (Mail: P. O. Box MM) Taft, CA 93268 805/763-3151	California City Community Services District 10400 Heather Avenue California City, CA 93505 714/373-8661 AVEK supplies City.
TELEPHONE	Pacific Telephone and Telegraph	Continental Telephone	Continental Telephone Company Sources: Cal City GP '78
STREET IMPROVEMENT	Public Works	Public Works Dept.	

TABLE C: CONTINUED

UTILITIES AND SERVICES	McFARLAND
FIRE	County Fire 792-2131 Captain 101 Sherwood McFarland, CA 93250
POLICE	City Police Dept. 792-2121
SCHOOLS	McFarland Union Elementary School District 792-2165 460 Kern Avenue McFarland, CA 93250 McFarland High School
PARKS AND RECREATION	Parks & Recreation 792-3790

TABLE C: CONTINUED

SERVICES	McFARLAND
HEALTH SERVICES	Two local doctors Use Delano's hospital and ambulance services
WASTEWATER TREATMENT	McFarland Sanitation District
SOLID WASTE	R & F Disposal Service (franchised out) 805/792-3937 Landfill capacity - talk to Kern County Health Dept.
ELECTRICITY	So. California Edison Co. (east side of town) 725-8213 PG&E (west side of town) 75806403

TABLE C: CONTINUED

SERVICES	McFARLAND
GAS	Southern California Gas Co. 209/732-7961
WATER	McFarland Mutual Water Company 792-2818
TELEPHONE	Continental Telephone
STREET IMPROVEMENT	Public Works Dept. 792-3091

Growth Trends

The population in Kern County is estimated to increase by 42,000 people between 1970 and 1980. This yields an approximate growth of 12.8 percent for that period. By comparison, the population in the State of California is estimated to increase by 2.85 million people for a similar period, a growth of approximately 14.3 percent.

Age Composition Trends

The population within the County has been increasing in age during the period from 1970 to 1979. Although there are isolated circumstances where this generalization may not hold true, all incorporated as well as unincorporated areas report this. The increase in median age is due primarily to a decrease in the percentage of persons under 18 years of age (37 percent down to 30 percent), and an increase in the percentage of persons 18 to 54 years of age (45 percent up to 53 percent). The percentage of persons over 54 years of age has remained relatively constant.

Household Size

The average number of persons per housing unit in 1979 in the County was 2.80. This represents a decrease of 0.39 persons per housing unit from the county-wide figure of 3.19 for 1970. This loss paralleled the national trend toward smaller household size.

Household Income

Estimated household income levels for the County as a whole are presented in Table E.

TABLE E
HOUSEHOLD INCOME

	Income Group	1970	1977	1979	1980
Household Income Distributions (Percent)	Under $5,000	33%	18%	16%	15%
	$ 5,000- 9,999	31	19	17	16
	$10,000-14,999	22	18	17	17
	$15,000-24,999	12	24	25	24
	$25,000-49,999	2	16	19	21
	$50,000 & Over	4	5	6	7
	Total	100%	100%	100%	100%
	Median Income	$7,800	$13,800	$14,800	$16,100

The table shows that between 1970 and 1980 there has been a significant decrease in the percentage of households earning under $10,000 per year, and a significant rise in the percentage of households earning between $15,000 and $50,000 per year. This change in income distribution is likely due to three basic factors: 1) the emigration of lower income families out of the County and the immigration of higher income families into the area; 2) the increase in the number of families with multiple income sources (more than one person working) and; 3) the obvious increase in income due to inflation, raises, better paying jobs, etc.

An important facet of household income which is more meaningful with respect to the project at hand is overpayment for shelter. Overpayment is defined as that condition in which more than 25 percent of the household income is being spent on housing. Analyses in this area was done for each of the cities within the County as well as for the unincorporated areas. The income group most severely impacted by the cost of housing is the group bringing in under $5,000 per year. In all areas, with the exception of Maricopa (45 percent and Wasco 12 percent), at least 50 percent of this income group was overpaying for their housing. The highest percentage for any given jurisdiction was Delano at 91 percent. In general, the percentage of the other income groups which were overpaying decreased as the income became higher. Figures for percentage of total population which were overpaying in any given jurisdiction varied from a low of 6 percent in Maricopa to a high of 32 percent in Delano.

Housing

Information on trends in the supply of housing can be derived from a number of sources:

1. The number of building permits issued indicates the type of structures that are being constructed (single-family, multi-family, mobile home).

2. A simple housing inventory provides information as to existing housing supply.

3. A survey of building condition provides information concerning the acceptability of existing housing units.

4. Housing projections predict future needs-the difference between housing supply and demand.

Recent data on the number of building permits issued within the County and individual cities have been compiled for the years 1976-1978. This data is broken down according to permits issued for single-family units, multi-family units and mobile homes. The data shows that of the building permits issued within the County during those three years, 47 percent were for single-family units, 33 percent were for multi-family units and 20 percent were for mobile homes. In comparison, in 1970, of the total housing units available, 82 percent were single-family units, 12 percent were multi-family units and 6 percent were mobile homes.

Housing inventories were also made in 1977 and 1979 for Kern County as a whole and the individual cities. This data substantiates the above referenced trend toward a decrease in single-family units and an increase in the use of multi-family units and mobile homes. The housing inventory figures are: 1977-72 percent single-family, 17 percent multi-family and 10 percent mobile home. Data for the individual cities indicates a similar trend from single-family to multi-family and mobile homes.

In order to ascertain the condition of residential structures in the County, the Kern County Development Department conducted a survey of residential building structures. The survey, conducted primarily in 1978, categorized structures as to their suitability for habitation. The categories extended from "no need for repair" to "should be demolished". All units, except those needing no repair are deemed substandard and entered into the 'unmet housing need' group for a given jurisdiction.

The number of substandard housing units varies considerably throughout the County. The most serious situations are in the cities of Taft and Arvin where 23 percent of the housing units were in need of major rehabilitation. For the unincorporated County, 61 percent of the structures are in standard condition, 22 percent in need of minor repair, 14 percent in need of major repair, and 3 percent should be demolished.

Projections for future housing demands within the County are based on existing population trends, and are primarily concerned with the period ending in 1985. Also taken into account are any abnormalities which might be anticipated for a particular area. Important to these projections are such factors as: household size, vacancy rates, demolition rate, etc.

Economy

The major economic activities in Kern County are agriculture, mineral extraction and manufacturing. Agricultural products include cotton, vegetables, potatoes, hay and other field crops, grapes,

citrus and beef cattle. The agriculturally-employed rural population is expected to continue to decline as agricultural workers in increasing numbers are moving into existing urban areas. Projections indicate that the transient agricultural labor force is to be replaced by machinery and temporary local workers. Agricultural production will increase as more water becomes available in Kern County.

Kern County is the largest mineral producing county in the state, the majority involving the production of oil, natural gas and natural gas liquids. Approximately 34 percent of California's output of oil is from Kern County. Oil production in Kern County is projected to peak in the early 1980's and show a continuing decline thereafter. Other minerals of importance with respect to Kern County include borax, limestone, sand, and gravel.

Major manufacturing efforts in Kern County are related to food processing, petroleum refining, and chemical production. The manufacturing industry is projected to increase in relative importance.

As would be expected, the distribution of household head occupations within the County mirror the importance of agriculture as an industry. "Laborers" (including farmworkers) make up over 15 percent of the total labor force in the unincorporated County. This figure varies considerably but predictably within the five planning areas; the highest percentage (25 percent) is in the San Joaquin Valley area, and the lowest percentage (4 percent) in the Mountains area.

The petroleum industry accounts for a portion of the laborer category as well as a high percentage of the "Craftsmen, Foreman and "Operatives" categories. These two categories account for over 17 percent of the labor force.

Also of importance to this topic is the large number of retired heads of household within the County. Although the percentage of retired heads of household is consistently high within the County, there are conspicuous enclaves. For instance, the Mountains area has almost 50 percent of the respondents signifying that they are retired.

As alluded to above, there are economic centers or nodes located within the County. The San Joaquin Valley area is the agricultural center of the County, although it also contains the largest metropolitan area in the City of Bakersfield. The Westside area is characterized by the petroleum industry. The Mountains area as mentioned above is dominated by its retired community, although the proximity of the military bases and the City of Bakersfield do have an influence on the labor force. The labor force in the Indian Wells Valley and Antelope Valley areas are primarily influenced by the needs of the local military installations.

4.0 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

As described in Chapter 3.0, the Housing Element describes existing and future housing needs, and a strategy and implementation plan for meeting those needs. The Housing Element is then, a set of measures designed to mitigate current housing need, and lessen the severity of adverse socio-economic impacts which may results from growth and development in Kern County. This chapter provides a description of impacts, both beneficial and adverse, which may result from the application of the various housing programs.

Theoretically, successful implementation of the Housing Element should result in: 1) the construction of sufficient new units to meet the projected housing need in the County, 2) the rehabilitation of deteriorated units, 3) the mainteneance of existing standard units, and 4) the provision of necessary housing assistance opportunities for lower-income households. These results can be considered the beneficial impacts of the Housing Element.

The potentially significant adverse effects that could result from the adoption and implementation of the Housing Elements can be divided into two categories. First, certain proposed policies and programs in the Housing Element may require subsequent alteration of adopted policies or planning programs. This would be at the General Plan and Zoning levels. An example of this effect is possible annexation or zone changes needed to provide adequate land for projected housing needs. Such policy impacts are considered direct effects that would result from the adoption of the Housing Element.

Second, if implementation of the Housing Element results in new construction that might not otherwise occur, indirect impacts would also be incurred. These indirect effects might be viewed as the physical, social and economic costs of providing the housing. Such indirect effects would result from specific residential development rather than the housing programs themselves.

The physical costs are those associated with disruption of the existing physical environment. This may extend into such areas as landforms, geology, soils, seismicity, hydrology, water quality and biological resources. The urban environmental costs, although less apparent, are of equal importance. The economic impacts relate to the cost of providing additional infrastructure and public service to meet the needs of future residents, as well as other costs of providing housing assistance for lower-income households.

The evaluation of indirect physical, social and economic impacts is, of necessity, general in nature. As specific projects are not proposed, the generic discussion of indirect impacts associated with particular programs applies broadly to those jurisdictions embracing such policies. Where specific environmental conditions require, and

available information permits, the level of detail is refined to apply to local situations.

Wherever possible, appropriate measures are proposed which will mitigate the identified physical, social and economic impacts. These mitigation measures include a wide variety of actions from the adoption of environmentally sound development practices to the use of available state and federal funds.

Given the general tone required of the impact analysis and the potential areas of impact (i.e., direct impacts occurring at the General Plan and Zoning level), this section has been orgainized in a manner that discusses the environmental effect for each policy or program rather than the categorical designations normally found in environmental documents. All of the ten cities and five unincorporated areas were included in this evaluation.

The impacts expected from the three basic program groups (New Housing, Rehabilitation, and Maintenance) and relevant mitigative actions are delineated on the following charts. Specific considerations for individual communities are included in tables following the Impact and Mitigation Charts.

TABLE F

IMPACT/MITIGATION CHART

Programs	Direct Impacts		Secondary Impacts					
	Planning/Policy Impacts		Physical Environment		Urban Environment		Economic Environment	
	Impacts	Mitigation	Impacts	Mitigation	Impacts	Mitigation	Impacts	Mitigation
1. PROGRAMS AFFECTING NEW HOUSING SUPPLY - SALES AND RENTAL o Funding Assistance -HUD Sec. 8, Housing Assistance payments and programs for elderly and handicapped -Low rent public housing -HUD Sec. 235 Homeownership -FHA Sec. 502 Programs -California Housing Finance Agency -HOHI Program -Municipal mortgage loan programs -Land cost write downs/ subsidized infrastructure	o Funding programs will have the effect of increasing the quantity of new housing thereby affecting anticipated build-out rates - General Plan Review/ Revisions to land use and possibly transportation, noise and open space elements may be required for consistency - Annexation required in some jurisdictions - Probable zoning ordinance changes mandated o Dispersal of low and moderate income units implied with acceptance of HUD funding - results in an alteration in the allocation of land uses	Review and update of General Plan and implementing zoning. The status of this for each jurisdiction is shown on Table F Review of General Plan and zoning to insure accommodation of dispersed affordable housing	o Housing policies, to the extent they increase the build-out rate or quantity of new units, will generate secondary impacts on the environment Increasing urban activity will, based on locale, potentially result in: - Localized exposure to earthquake hazards - Drainage improvements - Increased storm run-off pollutant loads and the potential deterioration of ground and surface water quality - Land form alterations -Reduction of natural habitat - Loss of prime agricultural soils	HUD monies stipulate sites be free from adverse environmental conditions (e.g., instability, flooding) Future project review compliance with State Building Code, including soils and geologic reports Future project review Source control with individual projects Future project review Local and responsible agency review. Required compliance with federal and state Endangered Species Acts and Fish and Game Codes In-filling prior to further annexation	o Housing policies, to the extent they increase the build-out rate or quantity of new units, will generate secondary impacts on the environment Increasing urban activity will, based on locale, potentially result in: - Increasing traffic levels - Increasing need for public transit - Air traffic levels higher - Increasing air pollutant emmissions from autos - Higher noise levels proportionate to increased traffic levels - Limited extension of utilities and community services to new areas - Increased demand on energy supply systems	Review and update of circulation element as required Air pollution control strategies as developed by AQMD Compliance with state (and local) noise regulations Public works/ planning review of projects to insure adequate capacity in services	o Obvious public costs associated with funding assistance o Local administrative costs with certain programs o Private assistance/funding programs required for certain programs o Growth effects on local economy, employment with new development o Costs for public services and additional infrastructure	Use of grant monies to minimize local or County costs

Programs	Direct Impacts		Secondary Impacts					
	Planning/Policy Impacts		Physical Environment		Urban Environment		Economic Environment	
	Impacts	Mitigation	Impacts	Mitigation	Impacts	Mitigation	Impacts	Mitigation
			- Disturbance of cultural resources	Compliance with federal and state laws/future project review				
o Fast Track Processing	o Processing activity only	None required					o Possible delays for other projects if those with low and moderate only units are given priority for fast-track processing (reduced carrying costs for given projects)	Development of fast-track procedures which insure non-priority projects would not be delayed beyond normal processing times
o Preparation of a Master Environmental Assessment							o Probable reduction in time and costs of future environmental assessments on specific projects.	
							o Initial costs for local jurisdiction or county	Possible grant funding
o Housing Hot-Line/Outreach Programs/Energy Conservation Library					o Public awareness of housing programs	None required	o Public or private costs for technical assistance	Grant funding/ private sector assistance
					o General quality of life effects from improvements in available housing stock	None required		

Programs	Direct Impacts		Secondary Impacts					
	Planning/Policy Impacts		Physical Environment		Urban Environment		Economic Environment	
	Impacts	Mitigation	Impacts	Mitigation	Impacts	Mitigation	Impacts	Mitigation
2. REHABILITATION PROGRAMS								
o Neighborhood public improvements	o Local implementing ordinances/ or policy statements required	None required			o Funding required	Local funding or grants		
o California Housing Finance Agency HOHI Program								
o HUD Section 312 Rehabilitation Loan Program								
o Municipal Rehabilitation Bond Loan Program								
o HUD Section 8 Rehabilitation Programs								
o Deferred Payment Rehabilitation Loans								
o Home Improvement Information Program					o Quality of life improvements resulting from improved housing	None required	o Public funds required	Grant funding (or local bond issue)
o Low Interest Home Improvement Loans								
o Substandard Vacant Structure Demolition							o Public funds required minor local administrative costs	Grant funding
3. MAINTENANCE								
o Public Awareness Programs/ Counseling	o Local implementing ordinances or policies	None required			o Social/Aesthetic benefits	None required	o Program costs	Possible grant funds available
o Clean Up Campaigns								
o Tool Bank Programs							o Program costs	Voluntary Community involvement/ possible minor funding required
o Hud Section 8 Housing Assistance Payments Program					o Funding required			

TABLE G

PLANNING/POLICY IMPACTS
AREAS OF SPECIAL CONSIDERATION

JURISDICTION	GENERAL PLAN ELEMENT				ANNEXATION/ZONING (Relative to 1985 housing needs)
	Land Use	Circu-lation	Noise	Open Space	
Arvin	X (1978)	X (1972)	--- (1975)	X (1973)	Sufficient land zoned within City.
California City	X (1978)	--- (1978)	--- (1975)	X (1973)	Adequate land zoned within City.
Delano	N (1982)	N (1982)	--- (1975)	N (1982)	Enough land and lots in processing.
Maricopa	X (1972)	X (1972)	O	X (1973)	No zone change required.
McFarland	X (1972)	X (1972)	--- (1975)	X (1973)	Adequate land within City - rezoning required after 1985.
Ridgecrest	N (1981)	N (1981)	N (1981)	N (1981)	Appropriately zoned land available to meet foreseeable needs.
Shafter	X (1977)	P	--- (1975)	O (1973)	Adequate land within City.
Taft	X (1974)	X (1964)	--- (1975)	X (1973)	Adequate land within City.
Tehachapi	X (1960)	X (1960)	--- (1975)	X (1973)	Adequate land within City.
Wasco	X (1976)	X (1964)	O	X (1973)	Sufficient units in processing.
Kern County (Unincorporated Areas)	N (1982)	X (1967)	--- (1975)	N (1982)	

P Preparation of element needed.
X Review/update required for consistency.
O Update/preparation in process.
(19--) Approval date of existing element.
N Newly revised plans.

TABLE H

PHYSICAL IMPACTS
AREAS OF SPECIAL CONSIDERATION

JURISDICTION	Severe Seismic Hazards/ Fault Zones Con- straints	Potential Loss of Prime Agricul- tural Land	Flood Hazard Con- straints	Potential for signi- ficant re- source or Habitat Degrada- tion.	Potential Loss of Signiciant Historical or Archaeol- ogical Sites
Arvin		X			Not Determined
California City	X			X	Not Determined
Delano		X East Side	X West Side		Not Determined
Maricopa					Not Determined
McFarland		X			Not Determined
Ridgecrest					Not Determined
Shafter		X			Not Determined
Taft					Not Determined
Tehachapi	X				Not Determined
Wasco	Further Study Needed	X			Not Determined
Kern County (Unincorporated Areas)		X		X	Not Determined

TABLE I

URBAN ENVIRONMENTAL IMPACTS
AREAS OF SPECIAL CONSIDERATION

JURISDICTION	Severe Traffic/ Parking Con- straints	Transit System Con- straints	Existing Air Quality Con- straints	Existing Noise Con- straints	Utility/ Service Limit- ations
Arvin			Problems common to Valley		
California City					X
Delano			Problems common to Valley		
Maricopa			Problems common to Valley		
McFarland			Problems common to Valley		
Ridgecrest				X	
Shafter			Problems common to Valley		
Taft					
Tehachapi					
Wasco			Problems common to Valley		
Kern County (Unincorporated Areas)			Problems common to Valley		

TABLE J

LAWS CONCERNING PROTECTION OF ARCHAEOLOGICAL RESOURCES

Federal Laws. Since 1906, the Federal Government has established laws, policies, and guidelines for the preservation and protection of historic and prehistoric archaeological resources. These resources are considered to be an important part of our nation's cultural heritage. These Federal laws, culminating with the most recent National Archaeological/Historic Preservation Act of 1974, are briefly described as follows:

1) The Antiquity Act of 1906. This act sets forth the Federal Government's basic principal of protection, preservation, and public availability of archaeological resources. The act provides for Federal Control of all archaeological resources on Federally owned or controlled land.

2) The Historic Sites Act of 1935. This act declares a national policy to preserve historic (including prehistoric) sites, buildings, and objects of national significance for the public.

3) The Reservoir Salvage Act of 1960. This act provides for the survey and necessary research of archaeological sites affected by the construction of dams and resultant reservoir areas. This act may affect treatment plants, storage plants, and rights-of-way as well as dam and reservoir areas.

4) The Historic Preservation Act of 1966. This act provides for an expanded National Register of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, and culture and makes provisions for matching funds to help acquire and/or preserve them. This act also affects properties eligible for listing.

5) The National Environmental Policy Act (1969). Provides for the protection or enhancement of the cultural environment. "An act for the preservation of American Antiquities."

6) The National Archaeological/Historical Preservation Act of 1974. This act provides Federal agencies with methods of mitigating impacts of their undertakings upon those historic properties that contain scientific, prehistoric, or archaeological data.

The California laws are briefly described below.

1) California Public Resources Code, Section 5097.5. Provides for the prosecution as a misdemeanor of any unauthorized person or persons who willfully excavate, remove, destroy, etc. archaeological, paleontological, or historical features on public lands.

2) California Administrative Code, Title 14, State Division of Beaches and Parks, Section 4307. Archaeological features. No person shall remove, deface, or injure any property of the State Parks system.

3) California Penal Code, Title 14, Part I (State of California), Section 622 1/2. Provides for the punishment as a misdemeanor of any person(s), not the owner thereof, who willfully injures, disfigures, defaces, or destroys any object or thing of archaeological or historical interest or value, whether situated on private lands or within any public park or place.

4) Public Resources Code; California Environmental Quality Act, Section 21000 et seq. Additional State protection for cultural/scientific resources is to be found in CEQA. CEQA provides for public review and disclosure.

5) California Health and Safety Code, Sections 8100 and 7052. Forbids disturbance of Indian cemeteries.

6) Public Resources Code, Section 5097.53. Requires moratorium on Indian burial site until reviewed by State Resources Board.

5.0 ALTERNATIVES

5.1 NO PROJECT

This alternative implies the local jurisdiction would not adopt the proposed Housing Element and would not, in essence, update the Housing Element of the General Plan. As the update is mandated by state law, the effect of this action would be to possibly defer preparation of the Housing Element to the state government. This would diminish local control over housing policies and could result in housing policies and programs that are not as sensitive to local needs and desires as those developed at the local level.

As local jurisdictions are required to meet the minimum state and federal requirements for Housing Elements, whether prepared at the local level or by the state, if the proposed Housing Element were not adopted, another attempt at a revised Element could be anticipated.

The impacts of this alternative would be to maintain the status quo and existing level of commitment with regard to housing programs and activities within each jurisdiction. Delays in meeting local housing needs, particularly with regard to low- and moderate-income level housing, would result.

5.2 PROGRAM ALTERNATIVES

Each local jurisdiction, through an extensive citizen participation program, selected housing policies and programs which were most appropriate and responsive to the specific local needs and conditions. A comparison of programs selected by each jurisdiction was shown previously in Table A. All jurisdictions have a rather extensive range of potential programs for meeting existing and projected housing needs. Programs dealing with new housing, housing rehabilitation, and maintenance programs are included in each Element. Modifications to these lists, which could potentially expand the flexibility of a jurisdiction, would not necessarily alter the capabilities of that jurisdiction to promote adequate housing. Increasing the number of programs available could potentially dilute an effort better directed toward the chosen programs specifically suited to the locale.

It should be noted that one of the positive aspects of the proposed Housing Element is that considerable flexibility does remain within the program lists. A wide range of options are available for promoting new housing, as well as rehabilitation and maintenance activities. Some localities have retained a much higher degree of flexibility than others. California City has the fewest programs to promote new housing, three, while for the unincorporated areas of Kern County, nineteen potential new housing programs are discussed.

For the private sector developer or homeowner, program alternative choices still remain within the framework outlined in the Housing Elements. The opportunity to use these programs depends, however, to some extent on the ability of community staff personnel and the degree to which the community pursues implementation of these programs. Availability of federal funding and changing program requirements could potentially alter the ability of all jurisdictions to implement some program options.

If the specific programs selected to be used achieve the broad goals of improving the housing stock through increasing the supply of new, affordable housing, and improving existing units through rehabilitation and maintenance, the overall environment effects of achieving those goals should be similar regardless of what alternative program package is used.

6.0 ORGANIZATIONS AND PERSONS CONSULTED

City of Arvin - John Thayer, Planner

California City - Joseph L. Cloonan, City Manager

City of Delano - Dan Price, Planning Director

City of Maricopa - Adrian Cancio, City Manager

City of McFarland - Howard Phillips

City of Ridgecrest - Robert Tiernan, Assistant Planning Director

City of Shafter - William Sheldon, Jr., City Administrator

City of Taft - Mark Balkovek, City Planner

City of Tehachapi - Lawrence Cook, City Administrator

City of Wasco - George Anast, City Manager

County of Kern Planning Department - Fred Simon

State of California

- Office of Planning and Research - Leo Rochalle
  Bill Abbott
- State Clearinghouse - Ron Bass

Kern County Museum - Chris Brewer

California State University at Bakersfield

- Department of Archaeology - Dr. Robert Schiffman

7.0 REFERENCES

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12. Westel Services, January, 1979. Draft EIR for zone change on 140-acre parcel, City of Ridgecrest.

13. Grunwald, Crawford and Associates, December, 1978. The Air Quality Non-Attainment Area Plan, Kern County portion of the San Joaquin Valley Air Basin. Prepared for Kern County Council of Governments.

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APPENDIX B

Demographic and Housing Characteristics for Kern County

APPENDIX B

Table 1

SUMMARY OF DEMOGRAPHIC AND HOUSING CHARACTERISTICS
KERN COUNTY TOTALS 1/

	Year	Population
Population Trends and Projections	1970	330,089
	1977	359,276
	1979	368,618
	1980	372,353
	1985	397,580

	Year	White 2/	Black	Spanish Surname	Other	Total
Ethnic Characteristics (Percent)	1970	76%	5%	16%	3%	100%
	1977	73	5	18	4	100
	1979	72	5	19	4	100

	Year	Under 18	18-54	55-64	65 & Over	Total
Age Distributions (Percent)	1970	37%	45%	10%	8%	100%
	1977	32	51	9	8	100
	1979	30	53	9	8	100

	Income Group	1970	1977 3/	1979	1980
Household Income Distributions (Percent)	Under $5,000	33%	18%	16%	15%
	$ 5,000-$ 9,999	31	19	17	16
	$10,000-$14,999	22	18	17	17
	$15,000-$24,999	12	24	25	24
	$25,000-$49,999	2	16	19	21
	$50,000 & Over	4/	5	6	7
	Total	100%	100%	100%	100%
	Median Income	$8,937	$13,300	$14,400	$16,100

APPENDIX B

Table 1

SUMMARY OF DEMOGRAPHIC AND HOUSING CHARACTERISTICS

KERN COUNTY TOTALS 1/

(Continued)

	Year	Single-Family	Multi-Family	Mobile Home	Total
Building Permit History	1976	2,199	2,006	1,113	5,318
	1977	2,745	1,759	1,120	5,624
	1978	2,842	1,757	1,192	5,791
	Total	7,786	5,522	3,425	16,733
	Annual Average	2,595	1,841	1,142	5,578
	Percent	47%	33%	20%	100%

	Year	Population Per Household
Household Size	1970	3.19
	1977	2.87
	1979	2.80

		Total Units			
	Year	Single-Family	Multi-Family	Mobile Home	Total
Housing Inventory Trends	1970 (Census)	89,800	13,642	6,698	110,140
	1977 (Census)	98,525	23,450	13,060	135,035
	1979 (Estimated)	102,478	25,879	14,557	142,914
Changes in Housing Inventory	1970-1979 Total	12,678	12,237	7,859	32,774
	Annual Average	1,449	1,399	898	3,746

APPENDIX B

Table 1

SUMMARY OF DEMOGRAPHIC AND HOUSING CHARACTERISTICS

KERN COUNTY TOTALS 1/

(Continued)

Footnotes to Preceding Pages

1/ Excluding Tulare County portion of Delano Community.

2/ Except those with Spanish surnames.

3/ Adjusted using HUD median income data.

4/ Less than 0.5 percent.

Source: U. S. Bureau of the Census
California State Department of Finance
Kern County Planning Department
Urban Projects, Inc.

APPENDIX B
Table 2

POPULATION AND POPULATION INCREASE
BY CITY AND UNINCORPORATED AREA

	1970 Population	1980 Population	Population Increase 1970 to 1980: Natural Increase	Net Migration	TOTAL
Arvin	5,199	6,863	857	807	1,664
Bakersfield[1]	69,515	105,611	8,854	27,242	36,096
California City	1,309	2,743	182	1,252	1,434
Delano	14,559	16,491	2,319	-459	1,932
Maricopa	740	946	56	150	206
McFarland	4,177	5,151	718	256	974
Ridgecrest	7,629	15,929	1,060	7,240	8,300
Shafter	5,327	7,010	679	1,004	1,683
Taft	4,285	5,316	322	709	1,031
Tehachapi	4,211	4,126	83	-168	-85
Wasco	8,269	9,613	1,413	- 69	1,344
Total Incorporated Areas	125,220	179,799	16,615	37,964	54,579
Edwards AFB	10,332	8,554	1,497	-3,275	-1,778
China Lake NWC	11,105	4,275	550	-7,380	-6,830
Incorporated Areas Less Military Bases	183,577	210,461	17,877	9,007	26,884
Kern County Totals	330,234	403,089	36,539	36,316	72,855

[1] Bakersfield counts are only for the City of Bakersfield; County portions of the Metro Bakersfield area are included in the Incorporated Area totals.

Source: Kern County Planning Department, Population and Housing Report, 1981.

APPENDIX B
Table 3

COMPARISON BETWEEN
1980 HOUSING ELEMENT PROJECTIONS
AND
1980 BUREAU OF THE CENSUS COUNTS
BY CITY AND UNINCORPORATED AREA[1]

	1980 Projections Housing Element	1980 Bureau of the Census Counts	DISCREPANCY Number	DISCREPANCY Percent
Arvin	6,300	6,863	563	8.9
Bakersfield	94,000	105,611	11,611	12.4
California City	2,775	2,743	(32)	(1.2)
Delano	16,000	16,491	491	3.1
Maricopa	735	946	211	28.7
McFarland	4,800	5,151	351	7.3
Ridgecrest	15,700	15,929	229	1.5
Shafter	6,750	7,010	260	3.9
Taft	5,000	5,316	316	6.3
Tehachapi	4,000	4,126	126	3.2
Wasco	9,050	9,613	563	6.2
Unincorporated[2] County Areas	210,028	210,461	433	0.2
TOTAL	375,138	390,260	15,122	4.0

[1] Housing Element data and projections were developed and based on 1970 Census and 1977 Special Census figures. Data development occurred during early 1979. Due to delays, the Housing Elements were not finalized until late 1981. Although 1980 Census data was available (for populations counts alone), the Housing Elements were finalized using the original 1979 calculations. This table was prepared for comparison purposes only. It should be noted that although the population projections utilized in the Housing Elements may be somewhat lower than the actual 1980 Census counts, the discrepancies are insignificant to the overall need demonstrated throughout the documents.

[2] Includes County portion of Metro Bakersfield and excludes persons living in military base housing.

APPENDIX B
Table 4

POPULATION
BY METRO BAKERSFIELD DIVISION
1970 - 1980

Division	1970 Population	1980 Population	Population Increase 1970 to 1980: Natural Increase	Net Migration	TOTAL
Central	21,157	22,656	2,194	-695	1,499
North	22,126	23,902	2,307	-566	1,776
East	28,141	28,774	2,850	-2,217	633
Northeast	30,401	35,316	3,289	1,661	4,915
Edison	2,839	3,146	300	7	307
Southeast	27,616	25,334	2,652	-4,934	-2,282
South	27,225	29,703	2,851	-373	2,478
Southwest	16,421	44,836	3,068	25,347	28,415
Northwest	6,875	11,678	929	3,874	4,803
Greenfield	2,323	2,573	245	5	250
Total Metro Bakersfield	185,124	227,918	20,685	22,109	42,794

Source: Kern County Planning Department, Population and Housing Report, 1981.

APPENDIX C

Methodology for Statistical Update

METHODOLOGY FOR STATISTICAL UPDATE

The following material, prepared by the State of California Department of Finance, details several methodologies used and accepted by the Department in calculating and updating population and housing estimates.

Method number three, entitled "A Housing Unit Method," was extensively utilized in the preparation of this Housing Element. The material is included herein as a means of assisting each community in efforts to maintain the Housing Element on a continuingly-current basis and to update the housing and population data which comprises an important segment of a housing needs analysis.

PREPARING POPULATION ESTIMATES

Current population estimates can be developed through a number of different methods, six of which are used by the Department of Finance. All methods depend upon an adequate benchmark, a full count sufficiently accurate and reported in sufficient detail to permit its use as a starting point for the examination of indices of population change. A "component" method is one in which the components of change--natural increase, net migration and others--are estimated from indicators and added to the benchmark. Three different component methods are used. A "housing unit" method is one that examines additions to and subtractions from the number of occupied housing units and attempts to gauge changes in average household size; these changes, too, are applied to the benchmark population. A "ratio correlation" method seeks to relate the share of a total population contained in an area to a number of symptomatic and recorded variables. A "composite" method attempts to estimate specific age groups using symptomatic indicators for each age group and then summing the results of these estimates for an all ages population.

To be successful the six methods require not only precise benchmarks and accurate indicator data, but also known relationships between the indicator data being employed and the population variables they purport to measure. These relationships can only be established through tests between known points, such as two censuses. The unfortunate fact that benchmarks are not as recent as they should be and that indicators are neither universally accurate nor of fixed relationships to the population variables being estimated poses problems for the population analyst. Working in a postcensal period, he becomes painfully aware that with the passage of time the relevance of his indicators and his ability to estimate decline rapidly. Because of these increasing difficulties, in recent years the county estimates have been derived by averaging the estimates of several methods, a technique which yields better average accuracy than the use of any single method.

1. THREE COMPONENT METHODS

There are three components of change in the civilian population: (1) natural increase (the excess of births over deaths), (2) net migration (the excess of in-migrants over out-migrants), and (3) the net movement of civilians into the Armed Forces. Recorded data provide measures of natural increase and net loss to the military and pose no major methodological or computational problems. The volume of migration, however, must be estimated from indirect measures. For the county and State estimates appearing in this report, the two indirect measures of migration used were (1) changes in the number of households as measured by changes in the number of residential electric customers with special adjustments and (2) changes in school enrollment as measured by a comparison of enrollment in grades 3 - 8 each year with that in grades 2 - 7 the preceding year.

Two equations were developed to make two separate estimates, both utilizing the same indicators. In the first a least-squares solution to county data for the decade 1950-60 provided the equation $Z = -1.103 + 0.734 X + 0.374 Y$. The independent variables X and Y are, respectively, percent

change in the number of occupied households as measured in the census and percent change in school enrollment. The dependent variable, Z, representing net migration for the same period as the independent variables, is expressed as a percent of the civilian population at the beginning of the period. The second equation was developed by the same method but yielded an equation with slightly different weights: $Z = 0.172 + 0.215 X + 0.921 Y$. The Y variable utilized the same school data as in the first equation, but the X variable was the percent change in the number of residential electric customers for the decade.

In estimating the net migration of each county for the years since 1960 these two equations were applied to the appropriate input data. A basic assumption of this method, of course, is that the form of the regression equations represents a valid description of the relationship between the dependent and independent variables i.e., that the relationship is defined by a straight line and that the given coefficients describe its slope.

A third component method, one developed by the Bureau of the Census and designated Census Bureau Method II, was used to develop a series of county estimates for all years. The method is described in detail in a publication of the Bureau.[1] Briefly, this method estimates the net migration of school children aged 7 - 15 from 1960 to the estimate date by comparing population estimated from school enrollment for the estimate date with the expected number of survivors from the 1960 census population of that cohort. The migration rate of this age group is then used to estimate a migration rate for the total population by application of a factor based upon the United States ratio of migration rate of 7 - 15 age group to that of the total population. The total migration rate thus derived is then applied to the 1960 civilian population to estimate the total net civilian migration from 1960 to the estimate date. The total of the other components, natural increase, and loss to military for the period from 1960 is then added to the migration estimate to yield a civilian population estimate for the current year.

2. THE RATIO-CORRELATION METHOD

Although this method also uses regression techniques it is not a component method since it is used to estimate or distribute population figures directly rather than being used to estimate one or more components of population change. It is based upon the observed relationship of the changes in a number of different symptomatic data series to changes in county population distribution within the State for the 1950 - 60 decade. The dependent variable in the regression equation represents the ratio of a county's share of the State population in 1960 to that in 1950. The independent variables are expressed in a corresponding manner and include: births, deaths, elementary school enrollment (1 - 8), reported employment covered by the unemployment compensation code, fee-paid automobile registrations, State personal income tax returns, registered voters, and taxable retail sales. On the basis of testing the method was found to be more effective if two expressions, a separate equation for all metropolitan counties and another for non-metropolitan counties were derived for the 1950-60 decade rather than a single equation for all counties.

[1] Current Population Reports, Series P-25, No. 339.

For example, estimates for 1968 were prepared by substituting in the equations appropriate data for the 1960-68 period. The ratio for the use of the birth variable for a given county was computed from the ratio of the percent of all California births registered to residents of the county in 1968 to the percent of all California births registered to residents of the county in 1960. The solution of the equation yields the ratio: percent of total California population resident in the county in 1968 over the percent of total California population resident in the county in 1960. This ratio was applied to the county's percentage share of the State's population in 1960 to estimate its 1968 percentage share. The 1968 percentages were summed and adjusted to add to 100 percent and the percentages applied to an independently calculated State population. The latter point is crucial; for California the method can only allocate a total of county populations, it can not estimate a total unless the analyst is willing to apply it to all 50 states and derive California's share of an established United States population.

3. A HOUSING UNIT METHOD

Since the inception of the Department's city population estimating program under Section 2107.2[a], Streets and Highways Code, more than 1000 city population estimates have been certified, supporting claims upon the gasoline tax and motor vehicle in-lieu tax funds which would once have necessitated special federal censuses. In addition, the housing unit technique is used to estimate county populations both for certification under Section 11005.6, Revenue & Taxation Code and in combination with other methods to derive the annual July 1 figures published each year.

The method, reduced to its bare essentials, requires an estimate of occupied housing units, of average household size, and of persons not in housing units -- the so-called "group quarters" population. This description obscures the fact that there are no direct measures of these three variables. It has been found that in most cases the increase in residential electric customers since the benchmark date is a satisfactory measure of increase in the number of occupied housing units in the area, if suitable corrections are included for master-metered housing such as mobile homes and certain types of apartments and for the tendency of vacant housing units, especially apartments, to be carried as active electric accounts. The latter becomes a particularly knotty problem during periods when the vacancy rate is changing rapidly.

A very critical element in the estimation of population by the housing unit method is the average household size. This variable is calculated directly from census data and is one of the many measures published in census reports. Some evidence of postcensal change is suggested by a shift in the number of school-enrolled children per occupied housing unit. The latter figure has been used in estimating change in household size, but it depends upon the accuracy of the estimate of the number of occupied housing units and, even more critically, upon the comparability of the area for which the number of housing units is estimated with the area for which school enrollment date are available. Such comparability is by no means universal. Furthermore with the recent decrease in age-specific birth rates, a decline in household size

[a] Originally, Section 194.2

has taken place which is not reflected in school enrollments, namely that attributable to relatively fewer pre-school children.

The third element, population in group quarters, presents its own estimating problems, but where this portion of the population is relatively small, the errors incident to its estimation are not especially significant. Typically, it involves an actual count from the records of group quarters facilities, but the unrecorded portion of the group-quarters population, the people in unregistered lodging houses or where more than a certain number of unrelated persons share living quarters, remains an unsolved problem for the estimator.

4. COMPOSITE METHOD

In this method independent estimates are prepared for the civilian population in several age groups, using methods and base data considered most appropriate for each age group. An estimate for the area is then derived for the civilian population as a whole by summing the independently-derived estimates for each age group.

The age groups that are independently estimated are: under 5, 5 - 17, 18 - 44, 45 - 64 and 65 and over. Births by age of mother are used to estimate the populations under 5 and 18 - 44. School enrollment is the best estimator of children aged 5 - 17. Deaths by age of decedent are used to estimate the population 45 - 64 and Social Security recipients to estimate the population 65 and over.

The final revised figures were, for each county, the arithmetic mean of the results of the six methods described.

5. QUALITY CONTROL

In the preparation of population estimates for certification in behalf of cities under the Streets and Highways Code or in behalf of the counties under the Revenue and Taxation Code, the substantial sums of money involved in the subventions place upon the Department an obligation to use particular care. This obligation is recognized in the law which not only makes the application for the estimate optional with the city or county, but which also states, in the Streets and Highways Code, that the "department may make the estimate if in the opinion of the department there is available adequate information upon which to base the estimate; provided, however, the department may develop or contract for the development of additional information if, in the opinion of the department, such additional information may make an estimate feasible." The obligation is sustained by the realization that the allocation of approximately 57 million dollars from the gasoline tax, 100 million dollars from the motor vehicle property tax and 28 million dollars from the cigarette tax, were affected by Department of Finance population estimates of cities in fiscal 1969. A bias of two percent in the estimate for a city of 100,000 would result in approximately $24,000 per year error in subventions from the two funds. Since the funds are fixed by receipts, an overpayment to one city inevitably penalizes the others. The counties share another 100 million

dollars on a per capita basis.

All of the methods sketched above are subject to errors which increase with the passage of time after a census. It is for this reason that the Department was permitted to refuse estimates and also permitted to "develop or contract for the development of" additional information. Five or more years after a census the additional information can only come from enumeration, and in all but a few instances, a full count is indicated. A carefully designed sample survey with narrow confidence intervals may suffice in the largest cities where a satisfactory housing unit inventory can be constructed. The renewal of a benchmark, once it has been accomplished, will insure acceptable accuracy in subsequent estimates for several years, providing updating of the usual indicators of change is conscientiously maintained.

A full count performed by the Bureau of the Census can serve as a benchmark for future estimates if certain basic data are collected. An alternative is a locally administered enumeration under Department of Finance supervision. The Department has developed a census card which can be punched in the field as well as the appropriate computer programs to print the tabulation not only of data essential to an estimating benchmark but also of other information which local officials may select. The standard card permits (1) the tabulation, by city block, of population and housing counts and (2) depending upon the design and upon the size of the city or county being served, the tabulation for census tracts or for smaller planning areas, of the age and sex structure and the labor force status of the population as well as the housing inventory, by units-in-structure. Furthermore, for the planning areas, answers to special questions, usually four to ten in number, are provided in tabular form. The choice of the special questions is the prerogative of the city of other local agency. Their subject matter has included trip-to-work information, shopping practices, off-street parking, household income and others. The Department is always ready to advise on data collection; further information concerning the census program is available upon request.

Since 1960, the Department of Finance has provided advisory help and/or data processing in over 228 city censuses and 31 more of counties or significant parts of counties. Approximately seven million of California's inhabitants have actually been counted under this program. Furthermore, special federal censuses were held in five counties and 90 cities with a total population of over one and one half million; they include those of Imperial and Monterey Counties taken under the provisions of the Voting Rights Act of 1965.

APPENDIX D

Glossary of Terms

GLOSSARY OF TERMS

Adequate Housing Sites: Locations designated for housing which can combine a range of housing types, sizes, and prices which will respond to the needs of all economic groups within the community.

Annexation: Process through which a city incorporates additional land.

Apartment: A building, or portion thereof, designed for or occupied by three or more families living independently of each other.

Building Setback Line: The minimum distance as prescribed by the City Zoning Ordinance between any property line and the closest point of a building.

Building Condition Classifications:

Standard Unit: A housing unit in good condition with no work needed.

Minor Rehabilitation: A housing unit in need of minor repairs such as painting or plumbing repair.

Major Rehabilitation: A housing unit with visual, structural or foundation damage in need of major work.

Demolition: A housing unit in poor condition which is unsuited for rehabilitation.

Conservation: Ongoing maintenance of standard housing units to prevent deterioration.

Density: The number of families per acre of land.

Dwelling: A building or portion thereof designed for or occupied for residential purposes, including one-family, two-family and multiple dwellings.

Single-Family: A detached building designed for or occupied exclusively by one family.

Two-Family: An attached building designed for or occupied exclusively by two families living independently of one another.

Multiple-Family: A building or portion thereof, designed for or occupied by three or more families living independently of each other.

Dwelling Unit: One or more rooms in a dwelling, apartment house or apartment hotel designed for or occupied by one family for living purposes and not having more than one kitchen.

Dilapidated: Highly deteriorated buildings with major structural deficiencies which are not economically feasible to repair.

Elderly: Persons 62 year of age or older.

Growth Management: A city strategy to direct the pattern of development and establish the quality of new development in keeping with city needs and desires. A number of means have been used to accomplish this including the extension of service lines to areas where growth is desired and annual building permit ceilings.

Handicapped: Persons with a physical impairment or mental disorder expected to last a long time or indefinitely, whose ability to live independently could be improved by more suitable housing conditions.

Household: All persons occupying a single dwelling.

Housing Assistance Plan: A written plan prepared by a locality to obtain federal housing funds. The Housing Assistance Plan must survey the condition of the housing stock; specify an annual goal for the number of residential units or persons to receive federal funds for housing; and indicate the general locations of proposed housing for lower-income persons.

Housing Element: An adopted element of the General Plan on housing required by State law for every City and County in California. A Housing Element must consist of standards and plans for the improvement of housing; provide for adequate sites for housing; and adequately provide for the housing needs of all economic segments of the community.

Infilling: Development on vacant land surrounded by previously developed areas.

Large Family: A family of 5 or more persons.

Leapfrog Development: A pattern of growth where islands of development are surrounded by areas suitable for building.

Low-Income Household: A household whose income does not exceed percent of the median household income of the standard metropolitan statistical area (SMSA). If outside an SMSA, then within the county.

Lower-Income Household: A household whose income is between 50 and 80 percent of the median household income of the standard metropolitan statistical area (SMSA). If outside an SMSA, then within the County.

Major Rehabilitation: Deteriorated buildings needing extensive repairs to meet reasonable standards of housing and where continued neglect will result in structural damage.

Market Area: A regional area within which economic and social forces interact to provide housing, employment, and service opportunities.

Market-Rate Households: Those households who are financially capable of providing adequate housing for themselves without sacrificing other essential needs (such as food, clothing, transportation).

Minor Rehabilitation: Buildings in fair condition needing one or more repairs to meet reasonable standards of housing.

Mobile Home: A semi-permanent dwelling unit which is factory built and transported to a lot. Usually 400 square feet or more and not intended for use as a travel home.

Mobile Home Park: Any area or tract of land where one or more mobile home sites are rented or held out for rent, and may include a trailer park.

Mobile Home Subdivisions: Any area or tract of land where one or more mobile home sites are sold or held out for sale.

Moderate-Income Household: The income limit for a four person household which does not exceed 120 percent of the median income for a SMSA. If outside a SMSA, then within the County.

Modular Housing: Housing with substantial portions of which are factory built and assembled on a lot.

Nonmarket-Rate Households: Those households who are not financially capable of providing adequate housing for themselves without sacrificing other essential needs, usually more than ¼ of their income.

Open Space: Any parcel of land or water essentially unimproved or set aside, dedicated, designated or reserved for public or private use or enjoyment of, or the use and enjoyment of the owners and occupants of land adjoining or neighboring such open space. Such areas may be improved with only those buildings, structures, streets, and off-street parking that are incidental to the openness of the land.

Overcrowding: A residential unit containing more than 1.01 persons per room.

Planned Unit Development: An area usually with a specified minimum contiguous acreage to be developed as a single entity according to a plan containing one or more residential clusters or residential developments and one or more public, quasi-public or commercial areas.

Rehabilitation: Repair of a housing unit which in its present condition endangers the health, safety or well being of its occupants and needs repair to meet reasonable standards of housing.

Site: A parcel of land occupied or to be occupied by a use or a structure.

Sprawl: Growth characterized by low density development that results in inefficient land use patterns.

Standard: Older buildings which have been well maintained and new buildings in good condition or in need of minor maintenance.

Subdivision: Any real property shown on the latest adopted County tax role as a unit or as contiguous units, which is divided for the purpose of sale, lease or financing by any subdivider into five or more parcels.

Travel Trailer: A vehicle other than a motor vehicle designed for human habitation, used for semi-permanent housing, for carrying persons and property on its own structure, and for being drawn by a motor vehicle.

Very Low-Income Household: A household whose income does not exceed 50 percent of the median household income of the SMSA. If outside an SMSA, then within the county.

Zoning: The division of land into classifications related to their intended use. Categories may include subsets of commercial, industrial, residential and other uses.

APPENDIX E

Glossary of Programs

GLOASSARY OF PROGRAMS

Marks-Foran Residential Rehabilitation Act: This State legislation permits localities to issue tax exempt revenue bonds for the purpose of providing long-term, low-interest home improvement loans within designated rehabilitation areas.

Municipal Mortgage Loan Programs: This program provides financing to assist lower- and moderate-income households to purchase homes and to facilitate the development of affordable sales housing through the sale of tax exempt bonds by cities and local agencies.

Section 502 Homeownership Program - FmHA: This program, through the Farmers Home Administration, provides direct loans for the purchase, relocation, or rehabilitation of ownership housing to lower-income households at low interest rates and downpayments.

Section 8 Housing Assistance Payments Programs: This program of the U. S. Department of Housing and Urban Development provides rent subsidies to enable lower-income households to occupy newly-constructed rental housing without having to pay more than 25 percent of their incomes for shelter.

Section 502 Loan Program - FmHA: This program, through the Farmers Home Administration, provides favorable long-term mortgage funds to qualifying families for purchase and rehabilitation of their homes.

Section 504 Rehabilitation Loans and Grants - FmHA: This program, administered by the Farmers Home Administration, provides loans, grants or a combination of the two to very low-income homeowners to assist in minor repairs to dwellings.

Section 515 Rental Housing Program - FmHA: This program through the Farmers Home Administration, provides long-term financing and rental assistance payments on behalf of lower-income households to developer/operators of new rental housing.

Section 8 Substantial and Moderate Rehabilitation Program: These are variations of the HUD Section 8 Housing Assistance Program, directed to the rehabilitation of substandard, privately owned rental housing.

APPENDIX F

Citizen Participation Process

CITIZEN PARTICIPATION

Citizen participation which occurred during the preparation of the Housing Element was initiated at the outset of the planning process in conformance with the Housing Element Guidelines. The guidelines state that housing elements shall be developed through a decision-making process which is accessible to and directly involves all economic segments of the community. In response to this, an active housing committee was formed. The committee was comprised of individuals representing a broad range of experience, interest and knowledge of housing affairs, in addition to individuals from the general public. Committee members also included representatives from the housing finance industry, the construction industry, the housing management industry and civic groups having an interest in, or involved in, activities related to housing. The City Council was specifically charged with the responsibility of selecting a committee which included the aforementioned representatives, as well as representatives from all minority and economic segments of the community.

The role of the Citizens' Advisory Committee (CAC) was to identify specific housing problems in the City, especially as they related to various income and ethnic groups. The CAC was also to review in detail, with the planning staff and other members of the community, the range of solutions to the housing problems which were developed by the consultant. With an active program of citizen participation, it was hoped that the document would reflect the concerns and needs of the local citizenry.

Prior to the first Citizens' Advisory Committee meeting, a workbook was prepared for the purpose of exposing CAC members to general housing issues and as a discussion guide for the initial meeting. The workbooks consisted of pictures and brief discussions of housing issues specific to the community. Questions followed each discussion and space was allowed for further comments. At the first meeting, citizens discussed the issues included in the workbook and identified each issue as a relevant community concern or discarded it. The result of this effort was a list of housing problems that CAC members perceived to be relevant to the community.

At subsequent meetings, CAC members reviewed programs and policies that addressed each of the problem areas they had identified in their workbooks. A matrix which described housing programs and the problems they related to (which was prepared by the consultant), served as a tool to guide these sessions. The result of these discussions was a list of acceptable policies and programs (as perceived by the CAC) that would lead to the resolution of identified housing problems in the community.

During the sixty-day review period by the State, further input from citizens at large will be solicited through the public hearing process. Comments will be incorporated in the final document, as appropriate.

The following citizens actively particpated on the Citizens' Advisory Committee in California City:

-Rick Aydelotte
-Ray Carr
-Bob Flick
-Jean Jeffrey
-Robert Johnson

APPENDIX G

Summary of Special Needs

APPENDIX G

SUMMARY OF SPECIAL NEEDS
California City
1979

	Number of Households			
	Total	Elderly/ Handicapped	Small Family	Large Family
Total Owner Households[1]				
All Households	164	39	99	26
All Minority Households	25	6	15	4
All Female-headed Households	24	8	14	2
Black - Not Hispanic	15	3	10	2
American Indian	-	-	-	-
Hispanic	5	1	3	1
Asian	3	1	1	1
Other	3	1	1	1
Total Renter Households[1]				
All Households	157	19	113	25
All Minority Households	34	4	22	8
All Female-headed Households	38	11	25	2
Black - Not Hispanic	18	3	10	5
American Indian	2	-	1	1
Hispanic	11	1	8	2
Asian	1	-	-	1
Other	3	-	3	-

1 The low/moderate income households identified in this table were based on 1979 median income figures (See Table 3-5).

Source: U. S. Bureau of the Census; U. S. Department of Housing and Urban Development; California State Department of Finance; Val T. Higginbotham and Karen E. Northcutt.